



**Submitted Date:** 9/28/2010 2:47:17 PM

**Easygrants ID:** 446

<b>Funding Opportunity:</b> Category Two	<b>Applicant Organization:</b> Northern California Regional Land Trust
<b>Task:</b> Submit Application Non-EO	<b>Applicant Name:</b> Mr. Jamison Watts



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<b>Task:</b> Submit Application Non-EO	<b>Applicant Name:</b> Mr. Jamison Watts

---

PROJECT CONTACT INFORMATION	
<b>Name</b>	Mr. Jamison Watts,
<b>Title</b>	Executive Director
<b>Organization</b>	Northern California Regional Land Trust
<b>Primary Address</b>	167 East 3rd Avenue, , , Chico, CA, 95926
<b>Primary Phone/Fax</b>	530-894-7738 Ext.
<b>Primary Email</b>	jwatts@landconservation.org



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PROJECT INFORMATION	
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<b>Project Title</b>	Little Chico Creek Appraisal Project
<b>Brief Description</b>	Requesting \$20,000 in grant funds from the Sierra Nevada Conservancy (SNC) in order to facilitate the completion of 4 separate appraisals on the private properties mentioned above. By securing appraisal services for the connecting properties, this Project will result in the protection of approximately 590 contiguous acres and 2 river miles of riverine/riparian habitat within the Little Chico Creek Watershed in the future through conservation easements. Successful implementation of the Project will result in the protection and conservation of the region's physical, cultural, archaeological, historical, and living resources.
<b>Total Requested Amount</b>	20,000.00
<b>Other Fund Proposed</b>	.00
<b>Total Project Cost</b>	20,000.00
<b>Project Category</b>	Pre-Project Due Diligence
<b>Project Area/Size</b>	N/A
<b>Project Area Type</b>	Not Applicable
<b>Have you submitted to SNC this fiscal year?</b>	No
<b>Is this application related to other SNC funding?</b>	No

Project Results
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Appraisal
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<b>Project Purpose</b>	<b>Project Purpose Percent</b>
Habitat	
Natural Resource	
Resource Management	

<b>County</b>
Butte

<b>Sub Region</b>
North Central





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#### PROJECT OTHER CONTACTS INFORMATION

##### Other Grant Project Contacts

Name:	Mr. Jamison Watts,
Project Role:	Authorized Representative
Phone:	5308947738
Phone Ext:	
E-mail:	jwatts@landconservation.org

Name:	Mr. Jamison Watts,
Project Role:	Day-to-Day Responsibility
Phone:	5308947738
Phone Ext:	
E-mail:	jwatts@landconservation.org

Name:	Mr. Paul McIntosh,
Project Role:	County Administration
Phone:	0000
Phone Ext:	
E-mail:	adminfrontdesk@buttecounty.net

Name:	Water Butte County,
Project Role:	Water Agency 1 Contact
Phone:	5303422954
Phone Ext:	
E-mail:	bcwater@buttecounty.net



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## PROJECT LOCATION INFORMATION

### Project Location

Address:	Little Chico Creek, , Butte County, CA, 95942 United States
Water Agency:	Butte County Water
Latitude:	39.8067
Longitude:	-121.6939
Congressional District:	N/A
Senate:	N/A
Assembly:	N/A
Within City Limits:	No
City Name:	



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### PROJECT BUDGET INFORMATION

#### Direct

Description	Num of Units	Per Unit Cost	Total
Appraisal	4	5,000.00	20,000.00

<b>Total Direct</b>	20,000.00
<b>Direct Detail</b>	

<b>Budget Grant Total:</b> 20,000.00
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#### PROJECT OTHER SUPPORT INFORMATION

Other Support for the Sierra Nevada

<b>Estimated Total Amount of Resources Leveraged</b>	
--	--



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## PROJECT REGULATORY REQUIREMENTS

### Regulatory Requirements

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### PROJECT TIMELINE INFORMATION

#### Project Timeline

Milestone/Activity:	Appraisals
Description:	Appraisals on 4 private properties
Expected Date:	08/31/2011
Deliverable:	True



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#### PROJECT PEER REVIEWER INFORMATION

##### Reviewers

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### UPLOADS

The following pages contain the following uploads provided by the applicant:

Upload Name
Completed Checklist
Table of Contents
Application Form
Authorization to Apply or Resolution
Articles of Incorporation (Non-Profit Organization)
Bylaws (Non-Profit Organizations Only)
IRS Tax Letter (Non-Profit Organizations Only)
Project Summary
Evaluation Criteria Narrative
Detailed Budget Form





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Performance Measures
Environmental Setting and Impacts
Project Location Map
Parcel Map Showing County Assessors Parcel Number
Photos of the Project Site
Photos of the Project Site
Photos of the Project Site
Photos of the Project Site
Photos of the Project Site
Photos of the Project Site
Photos of the Project Site
Land Tenure- Only for Site Improvement Projects
Leases or Agreements

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Letters of Support
Topographic Map

To preserve the integrity of the uploaded document, headers, footers and page numbers have not been added by the system.

## Application Checklist for Category Two Grants

Project Name: Little Chico Creek Appraisal Project

Applicant: Northern California Regional Land Trust

Please mark each box: check if item is included in the application; mark "N/A" if not applicable to the project. Please consult with SNC staff prior to submission if you have any questions about the applicability to your project of any items on the checklist. All applications must include a CD including an electronic file of each checklist item, if applicable. The naming convention for each electronic file is listed after each item on the checklist. (Electronic File Name = EFN: "naming convention". file extension choices)

1. ☒ Completed Checklist (EFN: Checklist.doc,.docx,.rtf, or .pdf)
2. ☒ Table of Contents (EFN: TOC.doc,.docx,.rtf, or .pdf)
3. ☒ Application Form (EFN: AppForm.doc, .docx, .rtf, or .pdf)
4. ☒ Authorization to Apply or Resolution (EFN: ArtInc.doc, .docx, .rtf, or .pdf)
- 5a. ☒ Articles of Incorporation [501(c)(3)s only] (EFN: ArtInc.doc, .docx, .rtf, or .pdf)
- 5b. ☒ Bylaws [501(c)(3)s only] (EFN: Bylaws.doc, .docx, .rtf, or .pdf)
- 5c. ☒ Tax Exempt Status letter from the Internal Revenue Service [501(c)(3)s only] (EFN: ProjSum.doc, .docx, .rtf, or .pdf)
6. ☒ Project Summary (Two Page Maximum) (EFN: ProjSum.doc, .docx, .rtf, or .pdf)
7. ☒ Evaluation Criteria Narrative (EFN : EvalCrit.doc, .docx, .rtf, .pdf)
8. ☒ Detailed Budget Form (EFN: Budget.xls, .xlsx)
9. ☒ Performance Measures (EFN: Perform.doc, .docx, .rtf, or .pdf)
10. ☒ Environmental Setting and Impacts (EFN: EnvSetImp.docx, .docx, .rtf, .pdf)
11. ☒ Project Location Map (EFN: LocMap.pdf)
12. ☒ Parcel Map showing County Assessor's Parcel Number(s) (EFN: ParcelMap.pdf)
13. ☒ Topographic Map (EFN: Topo.pdf)
14. ☒ Photos of the Project Site (10 maximum) (ENF: Photo.jpg, .gif)
15. ☒ Land Tenure (EFN: Tenure.pdf)
16. ☒ Leases or Agreements (EFN: LeaseAgrmnt.pdf)
17. **NA** California Environmental Quality Act (CEQA) (EFN: CEQA.pdf)
18. **NA** National Environmental Policy Act (NEPA) (If applicable) (EFN: NEPA.pdf)
19. **NA** Regulatory Requirements / Permits (ENF: RegPermit.pdf)
20. ☒ Demonstrations of Support (EFN: DOS.pdf)
21. **NA** Executive Officer Authorization Request Form (**only** for time-sensitive projects up to \$50,000) (EFN: EOrequest.pdf)



## **LITTLE CHICO CREEK APPRAISAL PROJECT**

### **TABLE OF CONTENTS**

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**SIERRA NEVADA CONSERVANCY  
PROPOSITION 84 GRANT APPLICATION FORM  
CATEGORY TWO GRANT**

Rev. January 2010

*Complete all applicable items on both pages of form.*

<b>1. PROJECT NAME</b>  Little Chico Creek Appraisal Project	<b>2. REFERENCE NUMBER</b>  Not Applicable														
<b>3. APPLICANT (Agency name, address, and zip code)</b>  Northern California Regional Land Trust (NCLRT) 167 East Third Avenue, Chico, CA 95926	<b>4. APPLICANT TYPE:</b> <input checked="" type="checkbox"/> Non-profit Organization <input type="checkbox"/> Government <input type="checkbox"/> Tribal Organization														
<b>5. APPLICANT'S AUTHORIZED REPRESENTATIVE</b> <table style="width: 100%;"><thead><tr><th style="text-align: left;"><i>Name and title – type or print</i></th><th style="text-align: left;"><i>Phone</i></th><th style="text-align: left;"><i>Email Address</i></th></tr></thead><tbody><tr><td><input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director</td><td>(530) 894-7738</td><td>jwatts@landconservation.org</td></tr><tr><td><input type="checkbox"/> Ms.</td><td></td><td></td></tr></tbody></table>		<i>Name and title – type or print</i>	<i>Phone</i>	<i>Email Address</i>	<input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director	(530) 894-7738	jwatts@landconservation.org	<input type="checkbox"/> Ms.							
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<input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director	(530) 894-7738	jwatts@landconservation.org													
<input type="checkbox"/> Ms.															
<b>6. PERSON WITH DAY-TO-DAY RESPONSIBILITY FOR ADMINISTRATION OF THE GRANT</b> (If different from Authorized Representative) <table style="width: 100%;"><thead><tr><th style="text-align: left;"><i>Name and title – type or print</i></th><th style="text-align: left;"><i>Phone</i></th><th style="text-align: left;"><i>Email Address</i></th></tr></thead><tbody><tr><td><input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director</td><td>(530) 894-7738</td><td>jwatts@landconservation.org</td></tr><tr><td><input type="checkbox"/> Ms.</td><td></td><td></td></tr></tbody></table>		<i>Name and title – type or print</i>	<i>Phone</i>	<i>Email Address</i>	<input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director	(530) 894-7738	jwatts@landconservation.org	<input type="checkbox"/> Ms.							
<i>Name and title – type or print</i>	<i>Phone</i>	<i>Email Address</i>													
<input checked="" type="checkbox"/> Mr. Jamison Watts, Executive Director	(530) 894-7738	jwatts@landconservation.org													
<input type="checkbox"/> Ms.															
<b>7. PERSON WITH FISCAL MANAGEMENT RESPONSIBILITY FOR GRANT CONTRACT/INVOICING</b> (If different from Authorized Representative or Day to Day Administrator) <table style="width: 100%;"><thead><tr><th style="text-align: left;"><i>Name and title – type or print</i></th><th style="text-align: left;"><i>Phone</i></th><th style="text-align: left;"><i>Email Address</i></th></tr></thead><tbody><tr><td><input type="checkbox"/> Mr.</td><td></td><td></td></tr><tr><td><input type="checkbox"/> Ms.</td><td></td><td></td></tr></tbody></table>		<i>Name and title – type or print</i>	<i>Phone</i>	<i>Email Address</i>	<input type="checkbox"/> Mr.			<input type="checkbox"/> Ms.							
<i>Name and title – type or print</i>	<i>Phone</i>	<i>Email Address</i>													
<input type="checkbox"/> Mr.															
<input type="checkbox"/> Ms.															
<b>8. FUNDING INFORMATION</b> <table style="width: 100%;"><tbody><tr><td>SNC Grant Request</td><td style="text-align: right;"><u>\$20,000</u></td></tr><tr><td>(Up to \$250,000)</td><td></td></tr><tr><td>Other Funds</td><td style="text-align: right;"><u>\$0</u></td></tr><tr><td>Total Project Cost</td><td style="text-align: right;"><u>\$20,000</u></td></tr></tbody></table>		SNC Grant Request	<u>\$20,000</u>	(Up to \$250,000)		Other Funds	<u>\$0</u>	Total Project Cost	<u>\$20,000</u>						
SNC Grant Request	<u>\$20,000</u>														
(Up to \$250,000)															
Other Funds	<u>\$0</u>														
Total Project Cost	<u>\$20,000</u>														
<b>9. PROJECT CATEGORY</b> <input type="checkbox"/> Pre-Project Planning	<b>9a. DELIVERABLES (Select <u>one</u> primary deliverable)</b> <table style="width: 100%;"><tbody><tr><td><input type="checkbox"/> Study/Report</td><td><input type="checkbox"/> Data</td></tr><tr><td><input checked="" type="checkbox"/> Appraisal</td><td><input type="checkbox"/> Plan</td></tr><tr><td><input type="checkbox"/> Condition Assessment</td><td><input type="checkbox"/> Model/Map</td></tr><tr><td><input type="checkbox"/> Preliminary Title Report</td><td><input type="checkbox"/> Design/Permit</td></tr><tr><td><input type="checkbox"/> CEQA/NEPA Compliance</td><td></td></tr><tr><td><input type="checkbox"/> Biological/Other Survey(s)</td><td></td></tr><tr><td><input type="checkbox"/> Environmental Site Assessment (Phase I/II)</td><td></td></tr></tbody></table>	<input type="checkbox"/> Study/Report	<input type="checkbox"/> Data	<input checked="" type="checkbox"/> Appraisal	<input type="checkbox"/> Plan	<input type="checkbox"/> Condition Assessment	<input type="checkbox"/> Model/Map	<input type="checkbox"/> Preliminary Title Report	<input type="checkbox"/> Design/Permit	<input type="checkbox"/> CEQA/NEPA Compliance		<input type="checkbox"/> Biological/Other Survey(s)		<input type="checkbox"/> Environmental Site Assessment (Phase I/II)	
<input type="checkbox"/> Study/Report	<input type="checkbox"/> Data														
<input checked="" type="checkbox"/> Appraisal	<input type="checkbox"/> Plan														
<input type="checkbox"/> Condition Assessment	<input type="checkbox"/> Model/Map														
<input type="checkbox"/> Preliminary Title Report	<input type="checkbox"/> Design/Permit														
<input type="checkbox"/> CEQA/NEPA Compliance															
<input type="checkbox"/> Biological/Other Survey(s)															
<input type="checkbox"/> Environmental Site Assessment (Phase I/II)															
<b>10. PROJECT ADDRESS/LOCATION</b> (Include zip code) Little Chico Creek, Butte County, CA 95942															
<b>11. Latitude and Longitude</b> LAT DD: 39.8067 LONG DD: -121.6939															
<b>12. COUNTY</b> Butte	<b>13. CITY</b> (Is project within city limits? If so, which one?) N/A														

**14. NEAREST PUBLIC WATER AGENCY (OR AGENCIES) CONTACT INFORMATION:***Name:* M&T Chico Ranch*Phone Number:* (530) 342-2954*Email address:**Name:**Phone Number:**Email address:***15. CEQA OR NEPA DOCUMENT TYPE** (if applicable) – Not Applicable☐ Notice of Exemption☐ Finding of No Significant Impact☐ Negative Declaration☐ Environmental Impact Statement☐ Environmental Impact Report☐ Joint CEQA/NEPA Document**16. State Clearinghouse Number**

Not Applicable

**17. Executive Officer Authorization**

Is an EO Authorization being requested:

☐ Yes☒ No

I certify that the information contained in the Application, including required attachments, is accurate.

---

*Signed (Authorized Representative)*

---

*Date*

---

*Name and Title (print or type)*



**Resolution for Governing Board (Board of Directors) of the  
Northern California Regional Land Trust**

**Board of Directors Resolution No. 2010-08-31B**

In the matter of: A RESOLUTION APPROVING THE APPLICATION FOR GRANT FUNDS FOR THE SIERRA NEVADA CONSERVANCY PROPOSITION 84 GRANTS PROGRAM UNDER THE SAFE DRINKING WATER, WATER QUALITY AND SUPPLY, FLOOD CONTROL, RIVER AND COASTAL PROTECTION BOND ACT OF 2006	Resolution No: 2010-08-31B  Date: August 31, 2010
--	---

The following RESOLUTION was duly passed by the Board of Directors of the  
NORTHERN CALIFORNIA REGIONAL LAND TRUST at a special meeting held August  
31, 2010, by the following vote:

Ayes: 5

Noes: 0

Abstentions: 0

Absent: 2

Signed and approved by:

Gerald Armour  
President, Board of Directors



WHEREAS, the Legislature and Governor of the State of California have provided Funds for the program shown above; and

WHEREAS, the Sierra Nevada Conservancy (SNC) has been delegated the responsibility for the administration of a portion of these funds through a local assistance grants program, establishing necessary procedures; and

WHEREAS, said procedures established by the Sierra Nevada Conservancy require a resolution certifying the approval of application(s) by the Applicant's governing board before submission of said application(s) to the SNC; and

WHEREAS, the Northern California Regional Land Trust has identified the Little Chico Creek Appraisal Project as valuable toward meeting its mission and goals.

BE IT HEREBY RESOLVED by the Board of Directors of the Northern California Regional Land Trust that this Board:

1. Approves the submittal of an application for the Little Chico Creek appraisal project and
2. Certifies that Applicant understands the assurances and certification requirements in the application; and
3. Certifies that Applicant or title holder will have sufficient funds to operate and maintain the resource(s) consistent with the long-term benefits described in support of the application; or will secure the resources to do so; and
4. Certifies that Applicant will comply with all legal requirements as determined during the application process; and
5. Appoints Executive Director Jamison Watts, as agent to conduct all negotiations, execute and submit all documents, including but not limited to: applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned project(s).

PASSED AND ADOPTED by the Northern California Regional Land Trust on the 31 day of August 2010.



A0545741

**CERTIFICATE OF AMENDMENT  
OF  
ARTICLES OF INCORPORATION**

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California

**MAY 16 2000**

**BILL JONES, Secretary of State**

The undersigned certify that:

1. JAMES P. SAAKE and JOE KING are the President and Secretary, respectively, of PARKS & PRESERVES FOUNDATION, a California corporation.

2. Article I of the Articles of Incorporation of this corporation is amended to read as follows:

The name of this corporation is NORTHERN CALIFORNIA REGIONAL LAND TRUST.

3. The first paragraph of Article II of the Articles of Incorporation of this corporation is amended to read as follows:

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes. The specific purposes for which this corporation is organized are as follows:

- a. The first purpose is to promote and facilitate land conservation.
- b. The second purpose is to preserve, protect, restore and enhance natural resources.

4. The foregoing amendments of Articles of Incorporation have been duly approved by the Board of Directors.

5. The corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

DATE: March 23, 2000

  
JAMES P. SAAKE, President

  
JOE KING, Secretary



A0545741

# State of California

## SECRETARY OF STATE

I, *BILL JONES*, Secretary of State of the State of California,  
hereby certify:

That the attached transcript of 1 page(s) has  
been compared with the record on file in this office, of  
which it purports to be a copy, and that it is full, true  
and correct.



**IN WITNESS WHEREOF**, I execute this  
certificate and affix the Great Seal of  
the State of California this day of

MAY 25 2000

*Bill Jones*

Secretary of State

A0545741

**CERTIFICATE OF AMENDMENT  
OF  
ARTICLES OF INCORPORATION**

**ENDORSED - FILED**  
In the office of the Secretary of State  
of the State of California

MAY 16 2000

BILL JONES, Secretary of State

The undersigned certify that:

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5. The corporation has no members.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our own knowledge.

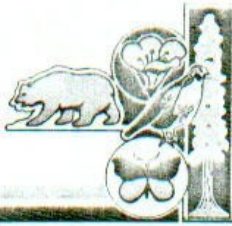
DATE: March 23, 2000

  
JAMES P. SAAKE, President

  
JOE KING, Secretary







State  
of  
California

OFFICE OF THE SECRETARY OF STATE

1661380

CORPORATION DIVISION

I, *MARCH FONG EU*, Secretary of State of the State of California, hereby certify:

That the annexed transcript has been compared with the corporate record on file in this office, of which it purports to be a copy, and that same is full, true and correct.

IN WITNESS WHEREOF, I execute  
this certificate and affix the Great  
Seal of the State of California this

MAR 30 1990



*March Fong Eu*

Secretary of State

1661380

INDORSED  
FILED  
In the office of the Secretary of State  
of the State of California

MAR 22 1993

MARION FORBES, Secretary of State

### ARTICLES OF INCORPORATION

ONE: The name of this corporation is Parks & Preserves Foundation

TWO: This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for charitable purposes. The specific purposes for which this corporation is organized are as follows:

- a. To create new parks and nature preserves.
- b. To promote tree planting and wildlife habitat regeneration.
- c. To provide educational materials and assistance to the public for achieving items a. and b. above.

THREE: The name and address in the State of California of this corporation's initial agent for service of process is Mr. Joe King 472 East 5th Avenue  
Chico, CA 95926

FOUR: (a) This corporation is organized and operated exclusively for "charitable and educational"

purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

- (b) Notwithstanding any other provision of these Articles, the corporation shall not carry on any other activities not permitted to be carried on (1) by a corporation exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (2) by a corporation contributions to which are deductible under Section 170(c)(2) of the Internal Revenue Code.
- (c) No substantial part of the activities of this corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, and the corporation shall not participate or intervene in any political campaign (including the publishing or distribution of statements) on behalf of, or in opposition to, any candidate for public office.

FIVE: The names and addresses of the persons appointed to act as the initial Directors of this corporation are:

Name	Address
Mr. Joe King	472 E. 5th Ave., Chico, CA 95926
Mr. Jeff G. Johnson	351 Chico Canyon Rd., Chico, CA 95928
Mr. John Mertz	1641 Oak Park Ave., Chico, CA 95928
Mr. Roy V. Peters	496 - A E. 5th Ave., Chico, CA 95926
Ms. Kathy Garlick	472 E. 5th Ave., Chico, CA 95926

SIX: The property of this corporation is irrevocably dedicated to charitable purposes and no part of the net income or assets of the organization shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person.

On the dissolution or winding up of the corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation, shall be distributed to a nonprofit fund, foundation, or corporation which is organized and operated exclusively for charitable purposes and which has established its tax-exempt status under Section 501(c)(3) of the Internal Revenue Code.

Date: Nov. 27, 1989

Joe King, Director  
Jeff G. Johnson, Director  
John Mertz, Director  
Roy V. Peters, Director  
Kathy Garlick, Director

We, the above-mentioned initial directors of this corporation, hereby declare that we are the persons who executed the foregoing Articles of Incorporation, which execution is our act and deed.

Joe King, Director  
Jeff G. Johnson, Director  
John Mertz, Director  
Roy V. Peters, Director  
Kathy Garlick, Director





**BYLAWS OF  
NORTHERN CALIFORNIA REGIONAL LAND TRUST**

**ARTICLE I**

1.1 Name This Corporation shall be called "Northern California Regional Land Trust".

1.2 Nonprofit Status This Corporation is organized under the Nonprofit Public Benefit Corporation Law of California exclusively for public charitable and educational purposes, within the meaning of Section 501(c)(3) Internal Revenue Code.

1.3 Purpose (revised 9/05)

The specific and primary purposes for which this corporation is formed include the conservation of agricultural lands, open space, wildlife habitat, and natural resources within Butte, Glenn and Tehama counties through the following activities:

a) Acquiring, holding, managing and directing the disposition of land (and interests in land) in a manner designed to preserve, protect and enhance the natural, agricultural, historic, environmental, wildlife and recreational values of such lands in conformance with the requirements of Section 501 (c) (3) of the Internal Revenue Code and Sections 23701 (d) and 214 of the California Revenue and Taxation Code, as now in effect or as hereafter amended;

b) Education of the public on matters relating to land use planning for preservation and conservation purposes; and

c) Encouragement of sound public and private conservation practices with respect to land and water resources.

1.4 Principle Office The principle office for the transaction of the business of this Corporation is located in the County of Butte, State of California, at 167 E. 3<sup>rd</sup> Avenue, Chico, CA 95926. The Board of Directors may change the principle office from one location to another.

**ARTICLE II  
MEMBERSHIP**

2.1 Members This Corporation shall have no members, as that term is defined in California

Corporation Code Section 5066. Unless otherwise provided herein or in the Nonprofit Public Benefit Corporation Law of California, any action which would otherwise require approval by a majority of members shall require only approval of the Board. All rights which would otherwise vest in the members shall vest in the Board.

### **ARTICLE III** **BOARD OF DIRECTORS**

3.1 Number of Directors The Board of Directors shall consist of not less than five (5) and not more than fifteen (15) persons.

3.2 Term of Office Directors shall serve for a term of office of three (3) years. Subject to reelection, Board members may serve an unlimited number of terms; however, a one year absence after three consecutive terms shall be required for any Board member before returning to the Board, unless Board majority approval for continued uninterrupted service on the Board is obtained.

3.3 Election of Directors The Board shall determine when and how many vacancies shall be filled at regular meetings of the Board of Directors. The Board Development Committee, appointed by the Board, shall nominate one or more persons for any such vacancies under procedures adopted by the Board. Directors may also nominate additional candidates at regular Board meetings. Each candidate shall be voted on individually. Candidates receiving the highest number of votes, up to the number of vacancies to be filled, shall be elected.

3.4 Vacancies A vacancy shall be deemed to exist in the event that the actual number of Directors is less than the authorized number for any reason.

3.5 Resignation and Removal A Director may resign at any time by giving written notice to the Board, or to the president, the vice-president, or the secretary. Such resignation is effective on the date such notice is received, or at any later date specified in the notice. A resignation is effective without acceptance by the Board. The Board may remove any Director with or without cause, by a majority vote of the entire board, if in the Board's sole judgment the Corporation's best interests are thereby served. Unless pre-approved otherwise, absence of a Director from four (4) or more consecutive regular Board meetings shall constitute cause for removal.

3.6 Standards for Directors The Board may set standards and requirements for membership on the Board as it sees fit.

### **ARTICLE IV** **MEETINGS**

4.1 Organization Meeting The annual Organization Meeting, for the purpose of organizing and electing Officers, shall be the first Board meeting in each fiscal year.

4.2 Regular Meetings The Board of Directors shall hold regular Board meetings at least once each calendar quarter. The Board has established a schedule of regular monthly meetings, which may be modified at



any regular or special meeting of the Board, and notice of such regular meetings shall be given to each Director as provided in Section 4.3 below.

4.3 Special Meetings Special meetings of the Board of Directors may be called by the President, or by any three (3) members of the Board. Notice of the time and place thereof shall be given in person, by telephone or by e-mail at least forty eight (48) hours before the time set for such meeting, or by written notice at least seventy two (72) hours before such meeting. The notice shall state the time, place and subject matter of the special meeting. Any business which may be lawfully transacted by the Board of Directors may be transacted at any special meeting provided a legal quorum is present.

4.4 Quorum A majority of the Directors then in office shall constitute a quorum for the transaction of business. A meeting at which a quorum is initially present may continue to transact business, notwithstanding the withdrawal of Directors, if any action taken is approved by at least a majority of the required quorum for that meeting.

4.5 Voting All votes by the Board are subject to the provisions of the California Nonprofit Corporation law, especially those provisions relating to (a) approval of contracts or transactions in which a Director has a direct or indirect material financial interest, (b) appointment of committees and (c) indemnification of Directors. Every act or decision by the majority of the Directors present shall be regarded as the act of the Board, except that a majority of the Directors then in office shall be required to acquire or accept any interest in real property, or to sell or encumber any real property owned by the Corporation.

4.6 Waiver of Notice The transactions of any meeting of the Board of Directors, however called and noticed, shall be valid as though taken at a meeting duly held after regular call and notice, if (a) a quorum is present, and (b) either before or after the meeting each and every Director not present signs a consent to holding the meeting to be filed with the minutes of that meeting.

4.7 Action Without Meeting Any action that the Board is required or permitted to take may be taken without a meeting, if all members of the Board consent in writing to that action. Such "action by written consent" shall have the same force and effect as any other validly approved action of the Board; such written consents shall be filed with the corporate records.

4.8 Adjourned Meetings A majority of the Directors present, whether or not constituting a quorum, may adjourn any meeting to another time and place. Notice of the time and place of holding an adjourned meeting need not be given, unless the meeting is adjourned for more than twenty-four (24) hours, in which case personal notice of the time and place shall be given before the time of the adjourned meeting to the Directors who were not present at the time of the adjournment in accordance with the notification requirements contained in Article 4.3, above.

## **ARTICLE V**

### **POWERS AND DUTIES**

### **OF THE BOARD OF DIRECTORS**

5.1 Powers The Corporation shall have powers to the full extent allowed by law, subject to the provisions of the Articles of Incorporation and these Bylaws. All powers and activities of the Corporation shall be exercised and managed directly by the Board, or if delegated, under the ultimate direction of the Board. The Board may delegate to an Executive Director or other staff, or an officer or committee of the Board, subject to

the Board's control, any of the powers and authorities of the Board for the business and affairs of the corporation except where such delegation is prohibited by these Bylaws, and except for the power to amend these Bylaws.

5.2 Duties Elected and appointed Directors shall be chosen for their willingness and ability to contribute effectively to and support the objectives of the Corporation and shall perform any and all duties imposed on them collectively or individually by law, by the Articles of Incorporation or by these Bylaws; meet at such times and places as required; elect, appoint and remove and prescribe the duties of all officers, and agents of the Corporation; and supervise all officers, agents, committees, committee chairs and vice chairs to assure that their duties are properly performed.

5.3 Standard of Care A Director shall perform the duties of a Director, including duties as a member of any committee of the Board on which the Director may serve, in good faith, in a manner such Director believes to be in the best interests of the corporation, and with such care, including reasonable inquiry, as an ordinary prudent person in a like situation would use under similar circumstances. In performing the duties of a Director, a Director shall be entitled to rely on information, opinions, reports, or statements including financial statements and other financial data, in each case prepared or presented by:

- 1) One or more officers or employees of the corporation whom the Director believes to be reliable and competent in the matters described;
- 2) Counsel, independent accountants, or other persons as to matters which the Director believes to be within such person's professional or expert competence; or
- 3) A committee of the Board upon which the Director does not serve, as to matters within its designated authority, which committee the Director believes to merit confidence, so long as in any such case, the Director acts in good faith, after reasonable inquiry when the need therefore is indicated by the circumstance, and without knowledge that would cause such reliance to be unwarranted.

A person who performs the duties of a Director in accordance with the foregoing shall have no liability based upon any failure or alleged failure to discharge that person's obligations as a Director, including, without limiting the generality of the foregoing, any actions or omissions which exceed or defeat the public and charitable purposes to which the corporation, and assets held by it, are dedicated.

- a. Non-liability of Directors. The Directors shall not be personally liable for the debts, liabilities, or other obligations of the corporation.
- b. Indemnification by Corporation of Directors, Officers, Employees and Other Agents: To the extent that a person who is, or was, a Director, Officer, employee, or other agent of this corporation has been successful on the merits in defense of any civil, criminal, administrative, or investigative proceeding brought to procure a judgment against such person by reason of fact that he or she is, or was, an agent of the corporation, or has been successful in defense of any claim, issue or matter, therein, such person shall be indemnified against expenses actually and reasonably incurred by the person in connection with such proceedings. If such person either individually settles any such claim or sustains a judgment against him or her, then indemnification against expenses, judgments, fines, settlements and other amounts reasonably incurred in connection with such proceedings may be provided by this corporation, subject to Board approval, but only to the extent allowed by, and in accordance with the requirements of, Section 5328 of the California Nonprofit Public Benefit

Corporation Law.

5.4 Restriction on Interested Directors Not more than forty-nine percent (49%) of the persons serving on the Board of Directors at any time may be interested persons. An interested person is defined as (a) any person being compensated by the corporation for services rendered to it within the previous twelve (12) months, whether as full-time or part-time employee, independent contractor, or otherwise, excluding any reasonable compensation paid to a Director as Director; and (b) any brother, sister, ancestor, descendant, spouse, brother-in-law, sister-in-law, mother-in-law, or father-in-law of any such person. However, any violation of the provisions of this paragraph shall not affect the validity or enforceability of any transaction entered into by the corporation.

5.5 Conflict of Interest The Board shall adopt policies regarding conflicts of interest related to its own members and Officers of the Corporation. Such policies shall be consistent with the standards of conduct set forth in California Nonprofit Corporation Code and shall ensure, without limitation: (a) full disclosure of financial interests and involvement in transactions where a conflict of interest is a possibility; and (b) avoidance of potential conflicts of interest in choosing new Directors. Such policies shall impose upon each Director the responsibility to be alert to possible conflicts of interest of himself or other Directors, and where a Director has a conflict of interest, require that such Director be disqualified from the decision-making process involved.

## **ARTICLE VI**

### **BOARD COMMITTEES**

6.1 Board Committees The Board may designate one or more committees, each consisting of one or more Directors or Staff plus other persons to serve at the discretion of the Board. Each and every Board Committee shall contain at least one Staff or Board Member, who shall be responsible for communicating the activities of the respective Committee to the Board. The Executive Committee, which shall consist of the Officers of Board of Directors and the Executive Director shall be the only Board Committee to have the authority of the Board to make interim Board decisions to transact business between regularly scheduled meetings of the Board. No other Board Committee shall have the authority to take any final Board actions without the approval of the Board of Directors. Neither the Executive Committee nor any other Board Committee, regardless of Board resolution, may:

- a. Take any final action in matters which, under the Nonprofit Corporation Law of California, also requires Board of Directors approval.
- b. Fix compensation of the Directors for serving on the Board or on any Board Committee.
- c. Fill vacancies of the Board or any Board Committee.
- d. Amend or repeal Bylaws or adopt new Bylaws.
- e. Amend or repeal any resolution of the Board of Directors which by its express terms can not be amended or repealed.
- f. Appoint any other committees of the Board of Directors or the members of these committees.
- g. Approve any transactions (1) to which the corporation is a party and one or more Directors have a material financial interest; or (2) between the corporation and any person in which one or more of its Directors have a material financial interest.
- h. Spend, invest, or obligate sums of money or other assets/liabilities in excess of five hundred dollars (\$500.00).

6.2 Meetings The times, locations, and agendas of meetings of Board Committees shall be governed

by the respective Committees, subject to any potential limitations or guidelines that the Board may impose. When so directed by the Board, brief minutes shall be kept of each meeting of any Committee and shall be filed with the corporate records. A brief synopsis of any Board Committee meeting shall be presented directly to the members of the Board, by letter, e-mail, or discussion at the regular meetings of the Board. The Board may adopt rules for the governance of any committee not inconsistent with the provisions of these Bylaws.

6.3 Standing Committees The following standing committees shall be established: Executive Committee, Board Development Committee, Fund Development Committee, Finance Committee, Public Relations Committee, and Land Projects Committee.

6.4 Membership

- a. It is the normal expectation that each Director shall serve on at least one Standing Committee, or serve the Board in an individual capacity of similar significance to further the mission, goals and objectives of the organization.
- b. Unless specified otherwise for a particular committee, each Board Committee should have at least one Board member, and other members from the community with appropriate skills, knowledge, contacts or interest. The President, and the Executive Director, if appointed, shall be ex-officio members, without vote, of all committees.
- c. The Chair of each Standing Committee, except the Executive Committee, need not be a Director. However, a Board member from each Committee shall be selected for the responsibility of communicating the activities of the Committee with the board.
- d. The Committee Chairs shall be appointed by the President with concurrence of the Board required. Committee members shall be nominated by the Committee Chair, with concurrence of the President and a majority of the Board required.
- e. The terms of Committee Chairs and members shall be one year. Terms may be renewed without limit.

## **ARTICLE VII**

### **ADVISORY COMMITTEES**

7.1 Advisory Committees The Board may appoint non-voting Advisory Committees to act in an “honorary” or advisory capacity to the Board in the conduct of the affairs of the Corporation. The Board may adopt rules of procedure for Advisory Committees from time to time. The Board shall appoint individuals to serve on Advisory Committees without limitation to terms or tenure. Advisory Committee members may be appointed by the Board at any regular or special meeting of the Board. Any member of an Advisory Committee may be removed, with or without cause, at any time by a majority vote of the Board.

7.2 Purpose of Advisory Committees The purpose of the Advisory Committees is to:

- a. Provide individuals or groups that can offer expert help and advice to the Corporation on specific and general matters, or
- b. Provide pro bono professional support for the Corporation's activities, or
- c. Offer prestige and contacts to the Corporation through use of their names, reputations and affiliations.

7.3 Duties of Advisory Committees The Advisory Committee members do not have prescribed duties, responsibilities, or authorities. When possible Advisory Committee members are encouraged to serve on standing committees, offer advice, or promote the organization through their contacts.

7.4 Membership Qualifications Advisory Committee members should be supportive of the mission, goals and objectives of the Corporation.

## **ARTICLE VIII**

### **OFFICERS**

8.1 Officers The officers of this corporation shall be President, Vice-President, Secretary, and Treasurer. The corporation may also have at the discretion of the Directors, such other officers as may be appointed by the Directors. All such officers shall be elected Directors of the Corporation. Any Director may hold more than one office except for that of the President.

8.2 Election The officers of this corporation shall be chosen annually by the Directors, and each shall serve at the discretion of the Board, subject to the rights, if any, of an officer under any contract of employment. Normal term of office shall be for one year or until the next annual Board Organization meeting. Any Officer may be removed, with or without cause, by resolution passed by the majority of the Board. The Board Development Committee shall present a slate of nominees for officers at each annual Board Organization meeting or at any regular meeting of the Board wherein a vacancy for an Officer position exists.

8.3 Resignation Any officer may resign at any time by giving written notice to this corporation. Any resignation shall take effect at the date of the receipt of that notice or at any later time specified in that notice, and unless otherwise specified in that notice, the acceptance of that resignation is without prejudice to the rights, if any, of this corporation under any contract to which the officer is party. Subject to the rights, if any, of an officer under any contract of employment, any officer may be removed, with or without cause, by a majority of the Board of Directors.

8.4 Vacancies A vacancy in any office for any reason shall be filled in the manner described in these Bylaws for the regular appointments to that office.

8.5 President The President shall be the Board's primary leader and communications link between, Board, Staff and the general public. In the absence of an Executive Director, the President shall function as the Corporation's chief executive officer. The President, shall preside at all Board meetings and shall, subject to control of the Board, generally supervise, direct and control the Corporation's business and its officers. The president shall have the general powers and duties of management usually vested in the office of the President of a corporation, and shall have such other powers and duties as may be prescribed by these Bylaws or by the Board of Directors. The President shall be an ex-officio member without vote of all committees.

8.6 Vice President The Vice-President, in the absence or disability of the President, or at the President's or Board's request, shall perform the duties and exercise the powers of the President; and shall have such other power and perform such other duties as may be prescribed by these Bylaws or by the Board of Directors.

8.7 Secretary The Secretary shall attend all sessions of the Board and record, or cause to be recorded, all votes and minutes for all proceedings in a book or books to be kept for that purpose. The Secretary shall oversee the maintenance of all corporate records in computers, files and binders as appropriate, and shall be responsible for ensuring that the Corporation complies with all Federal, State and local filing and reporting requirements. He or she shall give, or cause to be given, notice of all special meetings of the Directors, and

shall have such other powers and perform such other duties as may be prescribed by these Bylaws or by the Board of Directors.

8.8 Treasurer The Treasurer shall have such powers as are usually vested in the Treasurer of a corporation. He or she shall be responsible for overseeing the following: (a) deposit such funds in the manner required by the Board, (b) keep and maintain adequate and correct accounts of the corporation's properties and business transactions, (c) render reports and accountings as required, (d) preparation of the annual budget, (e) tax preparation and IRS filings, (f) discharge such other duties as pertain to the office as prescribed by law, these corporate Bylaws or by the Board of Directors.

8.9 Executive Director The Board may appoint an Executive Director of the Corporation. The Executive Director, and not the President, shall then be the Corporation's chief executive officer and shall be responsible for executing the Corporation's affairs and operations in accordance with the policies established by the Board. However, the Executive Director may not acquire or accept any interest in real property on behalf of the Corporation, or sell or encumber any real property owned by the Corporation, except with the express approval of the Board as provided under Section 4.5 above. He or she shall give notice of all meetings, have custody of the Corporation's minutes and records, including those of its Board and of its committees, and shall perform such other duties as the Board may direct.

The Executive Director shall submit to the Board any matters requiring their attention, and annually and at such other times as may be appropriate, present to the Board reports upon the Corporation's affairs. The Board, by resolution, may require him to give bond with an approved surety for the faithful performance of duties in such amounts as may be fixed by the Board. The costs of such bond shall be borne by the Corporation. The fiscal responsibilities of the Executive Director and the limitations upon his fiscal authority shall be established by the Board. The Executive Director shall serve at the pleasure of the Board, which shall fix his or her compensation. The Executive Director shall be an ex-officio member without vote on the Board and all standing and ad hoc committees.

## **ARTICLE IX**

### **FINANCIAL MATTERS**

9.1 Audits Beginning with the fiscal year in which, in the opinion of the Board, the Corporation has received or acquired sufficient liquid assets or interests in real property to warrant an audit, the Board shall provide for an independent or external annual audit of the Corporation's financial records by a CPA or other qualified professional. Such independent audit shall include, but not be limited to, assets, liabilities, revenue, expenses and disbursements. The auditor shall furnish a written report to the Board thereof. An annual independent audit shall be conducted as above, for each succeeding year, unless in the judgment of a majority of the Board the audit may be delayed for a period of up to two years. In no case, however, shall the time between audits be longer than three (3) years. An internal annual audit, together with monthly reconciliation of financial reports to original bank and fund statements shall also be performed by the Treasurer and reviewed by the Board.

9.2 Bonding The Corporation shall have the right to bond any person who handles funds, or other items of value, on its behalf. However, bonding shall not be required unless directed by a specific resolution of the Board.

9.3 Insurance for Corporate Agents The Board of Directors may adopt a Resolution authorizing the



purchase and maintenance of insurance on behalf of any agent of the corporation (including a Director, officer, employee, or other agent of the corporation) against any liability to self dealing (section 523 of the California Nonprofit Public Benefit Corporation Law) asserted against or incurred by the agent in such capacity or arising out of the status as such, whether or not the corporation would have the power to indemnify the agent against such liability under the provisions of Section 5248 of the California Nonprofit Public Benefit Corporation Law.

9.4 Fiscal Year The Corporation's fiscal year shall end each year on December 31, and begin on January 1, unless changed by the Board.

9.5 Bank Accounts All funds of the Corporation shall be deposited to the credit of the Corporation in such banks, trust companies or other depositories in accordance with the established policies of the Board. Withdrawals from all Corporation accounts shall require signatures as required by Board resolution.

9.6 Execution of Documents The following persons shall be authorized to execute any deeds, mortgages, bonds, contracts or other instruments which the Board has authorized to be executed if signed by two or more of the following:

- a. Any officer or other person duly authorized by resolution of the Board to execute such documents; or
- b. In the absence of express authorization by the Board, the Executive Director, President, Vice president, Secretary, or Treasurer.

9.7 Execution of Checks Except as otherwise provided by law, every check, draft, promissory note, money order, or other evidence of indebtedness of the Corporation shall be signed by such individuals as are authorized by the Board. Funds of the Corporation shall be paid out only by checks of the Corporation signed by any two Board officers unless otherwise authorized by the Board.

9.8 Contracts All contracts entered into on the Corporation's behalf must be authorized by the Board.

9.9 Acceptance of Contributions The Board has the authority to accept gifts and contributions to the Corporation. Specific Board approval is required for acceptance of real property.

9.10 Prohibited Transactions

- a. Loans: The Corporation shall not make any loan of money or property to, or guarantee the obligation of any Director or Officer; provided, however, that the Corporation may advance money to a Director or Officer of the Corporation for expenses reasonably anticipated to be incurred in performance of the duties of such Director or Officer so long as such individual would be entitled to be reimbursed for such expenses absent that advance.
- b. Self dealing Transactions: Except as provided in Subsection 9.10 (b) below, the Board of Directors shall not approve a self-dealing transaction. A self dealing transaction is one to which the corporation is a party and in which one or more of the Directors has a material financial interest.
- c. Approval: The Board of Directors may approve a self dealing transaction if the Board determines that the transaction is undertaken for the corporation's own benefit, and is fair and reasonable to this corporation; and the Board, after reasonable investigation under the circumstances, determines that

this corporation could not have obtained a more advantageous arrangement with reasonable effort under the circumstances. Such determinations must be made by the Board, in good faith, with knowledge of the material facts concerning the transaction and the Director's interest in the transaction, and by vote of a majority of the Directors then in office, without counting the vote of the interested Director(s).

9.11 Compensation At all times, fifty-one percent (51%) or more of the Directors shall be persons who have not been compensated within the previous twelve (12) months, by this corporation for services performed for this corporation. In this Section, the term "persons" includes individuals related by blood or marriage.

9.12 Investments Except with respect to assets held for use or used directly in carrying out this corporation's charitable activities, in investing, reinvesting, purchasing, acquiring, exchanging, selling and managing this corporation's investments, the Board shall avoid speculation, looking instead to the permanent disposition of the funds, considering the probable income and/or growth of funds, as well as the probable safety of this corporation's capital. Funds held for less than two years shall emphasize the "preservation of capital", and shall only be invested in fixed income investments such as cash equivalents or high quality bonds with maturity dates of less than 1 year. Funds held for more than two years shall also emphasize "growth", and may include equities such as quality stocks, mutual funds, and REIT's. The provisions of the Subsection a) above shall apply to this Subsection.

9.13 Annual Report The Executive Director, or, if none, the President shall furnish a written report annually to the Directors of the Corporation containing the following information:

- a. The assets and liabilities, including trust funds, of this corporation as of the end of the fiscal year;
- b. The principle changes in assets and liabilities, including trust funds, during the fiscal year,
- c. The revenue or receipts of this Corporation, both unrestricted and restricted for particular purposes, for the fiscal year;
- d. The expenses or disbursements of this corporation, for both the general and restricted purposes, during the fiscal year;

## **ARTICLE X** **AMENDMENTS**

10.1 Amendments The Corporation's Articles of Incorporation and Bylaws may be amended by the vote or written consent of a majority of the Board.

## **ARTICLE XI** **MISCELLANEOUS**

11.1 Dedication of Assets The properties and assets of this nonprofit corporation are irrevocably dedicated to charitable purposes. No part of the net earnings, properties or assets of this corporation, on dissolution or otherwise, shall inure to the benefit of any private person or individual, or any member, officer, or Board member of this corporation. On liquidation or dissolution, all assets, properties, and obligations shall be distributed and paid over to an organization dedicated to similar charitable purposes, provided that organization continues to be dedicated to the exempt purposes as specified in Section 501(c)(3) of the Internal



Revenue Code, or to an appropriate governmental entity described in Section 170(b)(1)(A)(v) of the Internal Revenue Code.

INTERNAL REVENUE SERVICE  
DISTRICT DIRECTOR  
2 CUPANIA CIRCLE  
MONTEREY PARK, CA 91755-7406

DEPARTMENT OF THE TREASURY

Date: JUL 18 1995

PARKS & PRESERVES FOUNDATION  
C/O JO KING PRES  
167 E 3RD AVE  
CHICO, CA 95926

Employer Identification Number:  
68-0216430  
Case Number:  
955139018  
Contact Person:  
LINDA LUNA  
Contact Telephone Number:  
(213) 725-6619  
Our Letter Dated:  
January 20, 1995  
Addendum Applies:  
no

Dear Applicant:

This modifies our letter of the above date in which we stated that you would be treated as an organization that is not a private foundation until the expiration of your advance ruling period.

Your exempt status under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3) is still in effect. Based on the information you submitted, we have determined that you are not a private foundation within the meaning of section 509(a) of the Code because you are an organization of the type described in section 509(a)(1) and 170(b)(1)(A)(vi).

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(1) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware of, the act or failure to act, or the substantial or material change on the part of the organization that resulted in your loss of such status, or if he or she acquired knowledge that the Internal Revenue Service had given notice that you would no longer be classified as a section 509(a)(1) organization.

If we have indicated in the heading of this letter that an addendum applies, the addendum enclosed is an integral part of this letter.

Because this letter could help resolve any questions about your private foundation status, please keep it in your permanent records.

If you have any questions, please contact the person whose name and telephone number are shown above.

Sincerely yours,



Richard R. Grosco  
District Director

Letter 1050 (DO/CG)



## **PROJECT SUMMARY**

**County:** Butte County

**Applicant:** Northern California Regional Land Trust

**Project Title:** Little Chico Creek Appraisal Project

### **PROJECT GOAL**

The Little Chico Creek Appraisal Project (Project) represents an opportunity to encourage and facilitate the connection of four large, private properties (totaling approximately 414 acres) within the Little Chico Creek Watershed in eastern Butte County to 176 acres of land that is already owned and protected by the Department of Fish and Game (DFG). The Northern California Regional Land Trust (NCRLT) is requesting \$20,000 in grant funds from the Sierra Nevada Conservancy (SNC) in order to facilitate the completion of 4 separate appraisals on the private properties mentioned above. By securing appraisal services for the connecting properties, this Project will result in the protection of approximately 590 contiguous acres and 2 river miles of riverine/riparian habitat within the Little Chico Creek Watershed in the future through conservation easements. Successful implementation of the Project will result in the protection and conservation of the region's physical, cultural, archaeological, historical, and living resources.

The Project also represents a great opportunity to contribute to the overall goals of Proposition 84 by protecting 414 acres that are adjacent to 176 acres of land that is already owned and protected by DFG. This will result in the permanent protection of approximately 590 contiguous acres in the Little Chico Creek Watershed, as well as the associated land, water, and other natural resources, including the Tuscan Aquifer, by protecting them from development and ensuring that the conservation values of the connecting properties remain intact.

### **PROJECT SCOPE**

This proposal is the first step in acquiring the resources necessary to complete the "Little Chico Creek Linkage Project". Securing funding for appraisal services from SNC in March 2011 will facilitate the completion of appraisals as early as June/July 2011. With completed appraisals for the properties, NCRLT would then be able to submit applications for conservation easement funding in the fall of 2011.

This Project fits into the larger-scale effort of the Tuscan Headwaters Project, which was previously funded by SNC. The Tuscan Headwaters Project consists of coordinated outreach and collaboration effort between NCRLT and eight local watershed



conservation groups in Butte and Tehama counties that is resulting in significantly increased stakeholder awareness of permanent watershed protection in the Tuscan Region through the use of conservation easements.

### LETTERS OF SUPPORT

- Jenny Marr, Staff Environmental Scientist – California Department of Fish and Game
- Ken Keller, Coordinator – Little Chico Creek Working Group

### SNC PROJECT DELIVERABLES AND SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
INCLUDE SPECIFIC TASKS IDENTIFIED IN SCOPE AND ALL REPORTS, ETC.	ASSUME START DATE 60 DAYS AFTER SNC BOARD AUTHORIZATION
Completed Appraisals on 4 private properties	August 2011

### SNC PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
Direct Cost – Appraisal Fees (4 @ \$5,000 each)	\$20,000.00
	\$
	\$
<b>SNC GRANT TOTAL</b>	<b>\$20,000.00</b>



## **PROJECT QUALITY AND READINESS**

### **General Description**

The Little Chico Creek Appraisal Project (Project) represents an opportunity to encourage and facilitate the connection of four large, private properties (totaling 414 acres) within the Little Chico Creek Watershed in eastern Butte County to 176 acres of land that is already owned and protected by the Department of Fish and Game. The Northern California Regional Land Trust is requesting \$20,000 in grant funds from the Sierra Nevada Conservancy (SNC) in order to hire a qualified appraiser to complete four (4) separate appraisals on the private properties mentioned above. By securing appraisal services for the connecting properties, this Project will potentially result in the protection of approximately 590 contiguous acres and 2 river miles of riverine/riparian habitat within the Little Chico Creek Watershed in the future through conservation easements.

The permanent protection of the watershed lands mentioned above fits into the larger-scale effort of the Tuscan Headwaters Project, which was previously funded by SNC. The Tuscan Headwaters Project consists of coordinated outreach and collaboration effort between NCRLT and eight (8) local watershed conservation groups in Butte and Tehama counties that is resulting in significantly increased stakeholder awareness of permanent watershed protection in the Tuscan Region through the use of conservation easements.

### **Workplan and Schedule**

Assuming grant funding from the SNC for the Project's appraisal services in March of 2011 with a start date beginning 60 days after grant authorization, appraisals will be completed in August 2011. Following the completion of this appraisal services project, NCRLT will begin the process of acquiring conservation easements on the subject properties (see Figure 1. NCRLT Land Project Protocol on the following page).



Figure 1

### NCRLT Land Project Protocol

1. Landowner/project proponent contacts NCRLT: <ul style="list-style-type: none"> <li>• Inquiry of property and goals/purpose of project per NCRLT land projects criteria.</li> <li>• Inform landowner of tax benefits through donation.</li> <li>• Land owner is sent NCRLT Project Application.</li> </ul>	11. Landowner orders appraisal: <ul style="list-style-type: none"> <li>• Appraisal must be done by qualified agricultural appraiser.</li> <li>• Appraisal is at landowners cost, unless stipulated otherwise by NCRLT</li> </ul>
2. Land owner fills out and returns NCRLT Project Application.	12. Appraisal completed and reviewed by NCRLT and funding agency (if applicable).
3. NCRLT Staff evaluates project using NCRLT land selection criteria, conducts site visit as necessary.	13. Landowner signs option agreement.
4. Land Committee reviews the project: <ul style="list-style-type: none"> <li>• Identifies pros and cons of project.</li> <li>• Makes recommendation for or against project to the Board.</li> </ul>	14. Open escrow.
5. NCRLT Board reviews Land Committee recommendations; votes to accept or decline proposed project.	15. Landowner produces a Baseline Conditions Report meeting NCRLT standards prior to recording the conservation easement (NCRLT can perform this fee service if desired by landowner).
6. Letter is sent to landowner: <ul style="list-style-type: none"> <li>• Letter of decline, -OR-</li> <li>• Project proposal letter with hourly fee required for remaining tasks.</li> <li>• Tax issues, appraisal requirements, and endowment are adequately explained.</li> </ul>	16. Make appointment with landowner to review and sign Baseline Conditions Report prior to close of escrow.
7. NCRLT obtains title information and other pertinent information from landowner and/or title company.	17. If CE is being purchased, funding is transferred to landowner, escrow closes, conservation easement is recorded with county tax assessor's office.
8. NCRLT and landowner meet to go over project purpose, objectives and strategy.	18. Meet with landowner to present complete conservation easement binder.
9. NCRLT and landowner develop uses and restrictions of easement and create conservation easement (CE) outline.	19. If donation of any real property is involved in transaction, NCRLT acknowledges donation in writing and submits IRS Form 8283 to applicable entities.
10. Based on landowner's objectives, project strategy and CE outline, NCRLT develops project cost estimate and calculates stewardship endowment, which is reviewed by landowner.	

### Budget

The sole cost associated with the Project's appraisal services is \$20,000 (\$5,000 per appraisal for 4 properties). NCRLT is requesting grant funding from SNC of \$20,000, which will be sufficient to complete the Project. The cost of \$5,000 per appraisal is consistent when compared to similar projects.





### Status of agreements and land tenure

As this proposal represents the first step of the “Little Chico Creek Linkage Project” in the form of requesting appraisal services, we have contacted a qualified appraiser to let them know that we will be requesting their services on four (4) private properties in the Little Chico Creek Watershed pending SNC grant fund approval. Documentation of the pending contract between NCRLT and Doug Brennan of Peter F. Brennan & Sons - Real Estate Appraisers & Consultants can be found at the end of this application as “Attachment A”.

### **PROPOSITION 84 LAND AND WATER BENEFITS**

The Project will lead to the future acquisition of conservation easements on the four (4) subject properties. The acquisition of conservation easements on the subject properties will contribute to the protection of 414 acres in the Little Chico Creek Watershed which will create a linkage with property already protected by DFG, resulting in the protection of 590 contiguous acres of land, including 2 miles of riverine/riparian habitat. Therefore, this project will successfully contribute to the permanent protection of a large portion of the Little Chico Creek Watershed and its associated land, water, and other natural resources like the Tuscan Aquifer by protecting the land from development and ensuring that the conservation values of the connecting properties remain intact.

Specifically, this Project will provide the following Land and Water Benefits:

1. Provide for contiguous protection of the following species which potentially occur on site: Foothill Yellow-legged Frog, Northwestern Pond Turtle, American Peregrine Falcon, Alkali milk-vetch, Butte County Checkerbloom (CNPS 1B), Butte County Fritillary, Butte County Morning-glory (CNPS 1B), California Beaked-rush (CNPS 1B), White-stemmed Clarkia (CNPS 1B), Mildred's Clarkia (CNPS 1B), and winter forage for the Tehama Deer Herd.
2. Provide contiguous protection for the following sensitive habitats: Valley-foothill Riparian habitat and Hardwood-Conifer habitat types including a variety of oak woodlands.
3. Protect and enhance natural recruitment of native riparian species.
4. Discourage the invasion of non-native species such as Tree-Of-Heaven, Giant Reed, Himalayan Blackberry, Catalpa, Fig, Mulberry, and Tamarix



5. Promote ecologically sustainable land management by limiting grazing, home-site development, road building, and timber harvest.

The Project and the future result of acquiring conservation easements on the four (4) subject properties is sustainable with respect to the surrounding watershed and land uses. The current and proposed zoning of the area is Timber Mountain, 40-acre parcels (Deer Herd Management Zone). The Project is also in agreement with the Conservation and Open Space element of the Draft Butte County General Plan 2030 and its following goals:

1. Engage in cooperative planning efforts to protect biological resources.
2. Conserve and enhance habitat for protected species and sensitive biological communities.
3. Maintain and promote native vegetation.
4. Protect identified special-status plant and animal species.
5. Facilitate the survival of deer herds in winter and critical winter migratory deer herd ranges.
6. Protect timber resources and promote sustainable timber production.
7. Protect economically viable mineral resources and related industries while avoiding land use conflicts and environmental impacts from mining activities.
8. Preserve important cultural resources.
9. Ensure that new development does not adversely impact cultural resources.
10. Maintain and enhance the quality of Butte County's scenic and visual resources.

Climate change risks in the future project area are also of great concern. Specifically, investigations into climate change, reduced snow pack, and decreased Delta export pumping are confronting Californians with a water supply dilemma. Long-range projections indicate wet years may be fewer and farther apart over the next 40 years. This has focused increasing attention toward groundwater resources that underlie Butte County and the greater Northern Sacramento Valley.





Within the region of the Project, reliance on groundwater is rising with a growing population that counts on resources like the Tuscan Aquifer to supply much of the water needed for agriculture, urban uses, and wildlife habitat. Protecting Tuscan Aquifer recharge areas in the Little Chico Creek Watershed will ensure that wildlife habitat, agricultural lands and urban areas can continue to depend on sufficient water resources into the future.

By permanently protecting 590 contiguous acres (when the future conservation easements projects protecting 414 acres are connected to existing protected land) in the Little Chico Creek Watershed, including 2 miles of riverine/riparian habitat, the extension of sensitive species' habitat corridors is yet another benefit of the Project. A major threat to the survival of many plant and animal species is the destruction or fragmentation of their natural habitats. The conservation of landscape connectivity, where animals, plants, and ecological processes can move freely from one habitat to another, is therefore an essential part of any conservation or environmental protection plan. Protection through the future "Little Chico Creek Linkage Project", 590 contiguous acres including already protected DFG land, will provide that vital habitat corridor connection.

### **SNC PROGRAM GOALS**

The Project supports SNC program goals in a number of ways:

1. The Project will protect, conserve, and restore the region's physical, cultural, archaeological, historical, and living resources through improving watershed health, protecting and enhancing wildlife habitat, improving rangeland habitat, protecting open space in the Little Chico Creek Watershed.
2. The Project will provide increased opportunities for tourism and recreation by protecting habitat that can provide for activities including but not limited to, hiking, hunting, and fishing with landowner permission.
3. By facilitating environmentally sustainable grazing, home site development, road building, and timber harvest while allowing for the protection and enhancement of natural resources within the Little Chico Creek Watershed, this project will aid in the preservation of working landscapes.



4. By facilitating science-based land management practices, including fuel-load reduction, preservation and enhancement of natural erosion control, control on invasive species and riparian corridor protection, the Project will reduce the risk of natural disasters including wildfire and flooding.
5. Facilitating the elimination of subdivision and development potential along lengthy, continuous portions of Little Chico Creek, the Project will succeed in protecting existing water quality by forever eliminating storm water runoff, overuse of toxic pesticides and herbicides, and minimizing development-related erosion due to riparian destruction.
6. This Project will assist the regional economy by maintaining high water quality in the Little Chico Creek Watershed, and protecting groundwater recharge capabilities. Agriculture is a significant part of the regional economy, and ensuring a supply of high quality water in creeks and underground aquifers will support farms in the Valley and lower foothills.

### **COOPERATION AND COMMUNITY SUPPORT**

The Project has documented support (letters included in the Demonstrations of Support section of this application) from the California Department of Fish and Game and the Little Chico Creek Working Group.

The Project is in accordance with goals of the Draft Butte County General Plan 2030, and it will ensure that associated conservation values will be permanently protected. The compatible goals of the Project are as follows:

1. Engage in cooperative planning efforts to protect biological resources.
2. Conserve and enhance habitat for protected species and sensitive biological communities.
3. Maintain and promote native vegetation.
4. Protect identified special-status plant and animal species.
5. Facilitate the survival of deer herds in winter and critical winter migratory deer herd ranges.
6. Protect timber resources and promote sustainable timber production.



7. Protect economically viable mineral resources and related industries while avoiding land use conflicts and environmental impacts from mining activities.
8. Preserve important cultural resources.
9. Ensure that new development does not adversely impact cultural resources.
10. Maintain and enhance the quality of Butte County's scenic and visual resources.

The Northern California Regional Land Trust will convey the benefits of the future completed conservation easement projects through local and regional media outlets, email bulletins, and through use of NCRLT's partner email list, which will succeed in notifying such organizations as the California Rangeland Conservation Coalition, the Butte County, Glenn County and Tehama County Resource Conservation Districts, and the Sacramento River Conservation Area Forum.

### **PROJECT MANAGEMENT**

The Northern California Regional Land Trust is fully capable of completing the Project, as well as future conservation easements on subject properties, as evidenced by the organization's long history of conservation easements acquisition. An accredited land trust by the Land Trust Accreditation Commission of the Land Trust Alliance, NCRLT has been in existence for 20 years and currently holds 15 conservation easements in Butte and Tehama counties protecting a total of 6,433 acres.

Detailed Budget Form					
State of California - Sierra Nevada Conservancy					
APPLICANT NAME: Northern California Regional Land Trust					
SNC REF #: N/A					
PROJECT TITLE: Little Chico Creek Appraisal Project					
PROJECT TYPE (choose one):					
<input type="checkbox"/> ACQUISITION <input type="checkbox"/> SITE IMPROVEMENT <input type="checkbox"/> RESTORATION <input checked="" type="checkbox"/> PRE PROJECT PLANNING					
SECTION ONE DIRECT COSTS	QTY	UNIT*	UNIT COST	SUBTOTAL	SNC Grant Request
Fees - Appraisal/Permits/CEQA/Easement					
Appraisal	4	ea	\$5,000.00	\$20,000.00	\$20,000.00
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
TOTAL:				\$0.00	\$20,000.00
DIRECT COSTS SUBTOTAL:				\$0.00	\$20,000.00
SNC TOTAL GRANT REQUEST:				\$0.00	\$20,000.00

\*Unit: Enter the appropriate unit of measure (e.g., hours = hrs., months = mos., each = ea., feet = ft., miles = mi., miscellaneous = misc., package = pkg.)



## **PERFORMANCE MEASURES**

### **Number of Collaboratively Developed Plans and Assessments**

The Little Chico Creek Appraisal Project will result in the completion of four (4) separate appraisals on four (4) private properties in the Little Chico Creek Watershed. These appraisals will allow the properties to qualify for future targeted funding for conservation easements.



## **ENVIRONMENTAL SETTING AND IMPACTS**

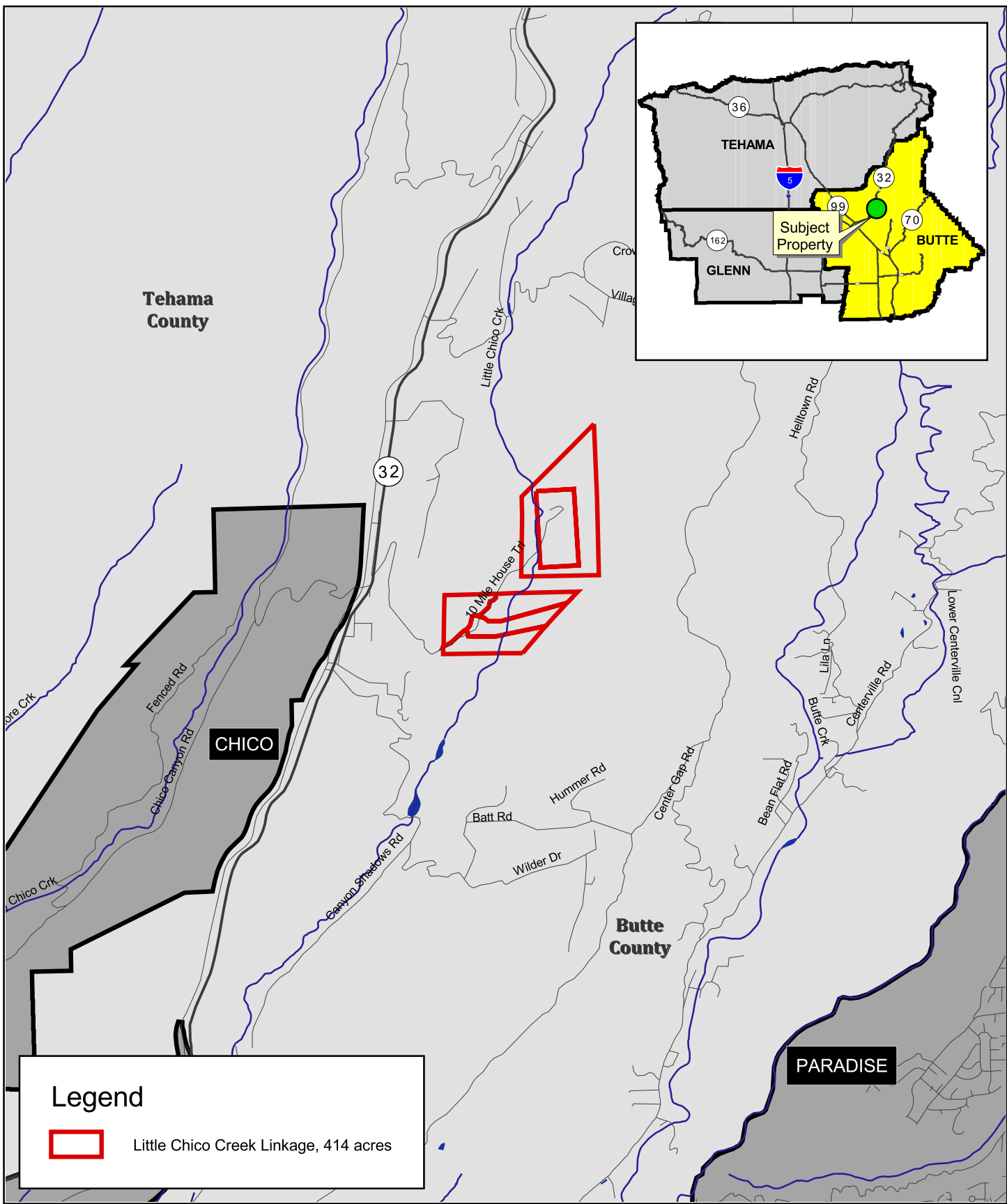
The Project properties are located in Butte County in the Little Chico Creek Watershed. The four (4) private properties add up to approximately 414 acres including 2 river miles of riverine/riparian habitat. The four (4) properties will also create a protected-habitat linkage with 176 acres that is already protected by DFG, resulting in the permanent protection of approximately 590 contiguous acres. Current land use on and surrounding the subject properties is under the Timber Mountain designation and is planned to remain as such per the Draft Butte County General Plan 2030.

The environmental setting of the Project also potentially supports many sensitive habitats and species:

American Peregrine Falcon	Foothill Yellow-legged Frog
Northwestern Pond Turtle	Alkali Milk-vetch
Butte County Checkerbloom (CNPS 1B)	Butte County Morning-glory (CNPS 1B)
California Beaked-rush (CNPS 1B)	White-stemmed Clarkia (CNPS 1B)
Mildred's Clarkia (CNPS 1B)	Winter forage for the Tehama Deer Herd
Valley-foothill Riparian habitat	Blue Oak Woodland

The Project has the potential of addressing climate change impacts by protecting Tuscan Aquifer recharge areas in the Little Chico Creek Watershed which will ensure that wildlife habitat, agricultural lands and urban areas can continue to depend on sufficient water resources into the future.

The Project will also create and extension of sensitive species' habitat corridors. A major threat to the survival of many plant and animal species is the destruction or fragmentation of their natural habitats. The conservation of landscape connectivity, where animals, plants, and ecological processes can move freely from one habitat to another, is therefore an essential part of any conservation or environmental protection plan.

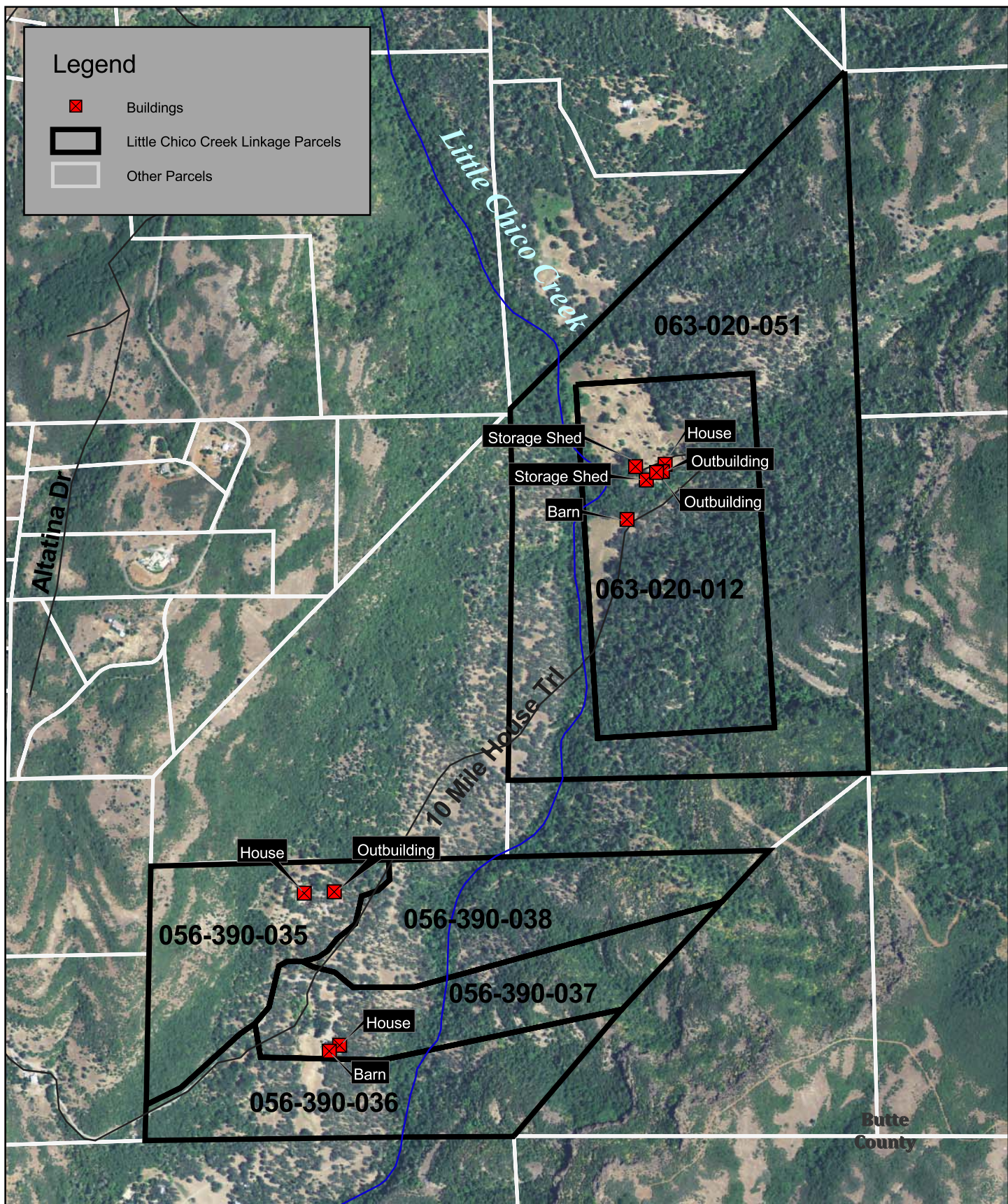


0 0.5 1 Miles

Date: 09/08/10  
Parcel Data: BCAG  
Prepared By: PD. Lackovic

# Little Chico Creek Linkage Project Location





Butte  
County



NORTHERN CALIFORNIA  
REGIONAL LAND TRUST



0 500 1000 1500 Feet

Date: 09/10/10  
Parcel Data: BCAG  
Prepared By: PD. Lackovic

## Little Chico Creek Linkage Parcel Map





















September 9, 2010

Northern California Regional Land Trust  
167 East Third Avenue  
Chico, CA 95926

RE: Little Chico Creek Project

Dear Northern California Regional Land Trust,

I grant you permission to hire a qualified appraiser using potential grant funding from the Sierra Nevada Conservancy that will access and appraise my property (APNs: 056-390-037 and 056-390-036) for the purpose of calculating the value of a conservation easement.

Furthermore, I give the Northern California Regional Land Trust right to enter from time to time my property and conduct activities in order to fulfill the scope of work necessary to complete the Little Chico Creek Project.

Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Mott", with a long horizontal flourish extending to the right.

Jeff Mott  
4436 Ten Mile House Trail  
Chico, CA 95928

A second handwritten signature in black ink, appearing to read "Jeff Mott", written in a cursive style.

September 9, 2010

Northern California Regional Land Trust  
167 East Third Avenue  
Chico, CA 95926

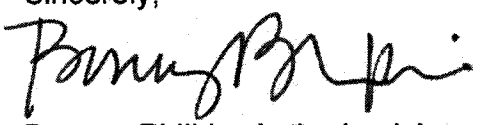
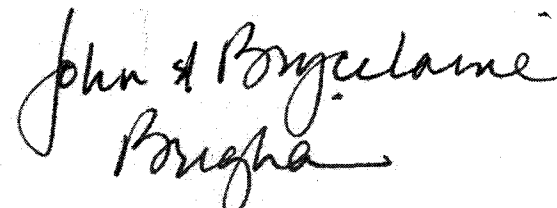
RE: Little Chico Creek Project

Dear Northern California Regional Land Trust,

I grant you permission to hire a qualified appraiser using potential grant funding from the Sierra Nevada Conservancy that will access and appraise my property (APNs: 063-020-012 and 063-020-051) for the purpose of calculating the value of a conservation easement.

Furthermore, I give the Northern California Regional Land Trust right to enter from time to time my property and conduct activities in order to fulfill the scope of work necessary to complete the Little Chico Creek Project.

Sincerely,

 agent for John & Brycelaine  
Bonney Philbin, Authorized Agent for  
John and Brycelaine Brigham  
321 Mountain Vista Court  
Santa Rosa, CA 95452  




September 9, 2010

Northern California Regional Land Trust  
167 East Third Avenue  
Chico, CA 95926

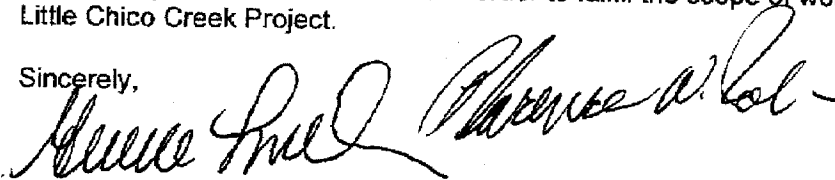
RE: Little Chico Creek Project

Dear Northern California Regional Land Trust,

I grant you permission to hire a qualified appraiser using potential grant funding from the Sierra Nevada Conservancy that will access and appraise my property (APN: 056-390-035) for the purpose of calculating the value of a conservation easement.

Furthermore, I give the Northern California Regional Land Trust right to enter from time to time my property and conduct activities in order to fulfill the scope of work necessary to complete the Little Chico Creek Project.

Sincerely,

Handwritten signatures of Genevieve Smith and Clarence Toliver in black ink.

Genevieve Smith & Clarence Toliver  
4465 Ten Mile House Trail  
Chico, CA 95928

September 9, 2010

Northern California Regional Land Trust  
167 East Third Avenue  
Chico, CA 95926

RE: Little Chico Creek Project

Dear Northern California Regional Land Trust,

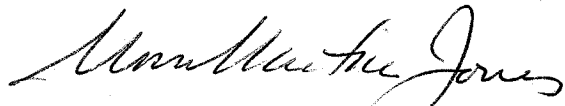
I grant you permission to hire a qualified appraiser using potential grant funding from the Sierra Nevada Conservancy that will access and appraise my property (APN: 056-390-038) for the purpose of calculating the value of a conservation easement.

Furthermore, I give the Northern California Regional Land Trust right to enter from time to time my property and conduct activities in order to fulfill the scope of work necessary to complete the Little Chico Creek Project.

Sincerely,



Ed Caldwell



MONA MARTIN JONES

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF BUTTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Tract One:

Parcel I:

Parcel 2, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Parcel II:

A right of way for road and public utility purposes over a strip 60 feet in width, lying 30 feet on each side of a centerline of an existing road in said Section 31 and said Section 36 and together with a right of way for road and public utility purposes over a strip of land 60 feet in width lying 30 feet on each side of a centerline of an existing road, extending westerly through Section 36, Township 23 North, Range 2 East, M.D.B. & M., to a point on the Easterly boundary line of Humboldt Road.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel III:

A non-exclusive easement, known as Ten Mile House Road, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel IV:

A non-exclusive public easement for ingress and egress known as Ten Mile House Trail over Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on October 27, 1980, in Book 79 of Maps, at Page(s) 53.

APN: 056-390-036-000

Tract Two:

Parcel I:

Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Parcel II:

A right of way for road and public utility purposes over a strip 60 feet in width, lying 30 feet on each side of a centerline of an existing road in said Section 31 and said Section 36 and together with a right of way for road and public utility purposes over a strip of land 60 feet in width lying 30 feet on each side of a centerline of an existing road, extending westerly through Section 36, Township 23 North, Range 2 East, M.D.B. & M., to a point on the Easterly boundary line of Humboldt Road.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel III:

A non-exclusive easement, known as Ten Mile House Road, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel IV:

A non-exclusive public easement for ingress and egress known as Ten Mile House Trail over Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on October 27, 1980, in Book 79 of Maps, at Page(s) 53.

APN: 056-390-037-000

APN: 056-390-036-000, 056-390-037-000

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Any adverse claim** based upon the assertion that:
  - a. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Little Chico Creek, or has been formed by accretion to any such portion.
4. **Rights and easements** for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Chico Creek.
5. **Any rights** in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.
6. **Water rights, claims or title to water**, whether or not disclosed by the public records.
7. **The right** of the people to fish upon said land as reserved in the Patent from the State of California,  
Recorded: November 17, 1920, Book I, Page 20, of Patents

Reference is made to said document for full particulars.

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;  
Purpose: Existing road  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

9. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Ingress and egress to a spring  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

10. **Matters** contained in that certain document entitled "Grant Deed" dated July 13, 1964, executed by N. Anchor Christensen and Mabel Christensen, his wife recorded July 29, 1964, Book 1327, Page 284, of Official Records, which document, among other things, contains or provides for: reservation by the grantors named above of hunting and fishing privileges for themselves and members of their families.

Reference is hereby made to said document for full particulars.

11. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Existing road  
Recorded: February 6, 1973, Book 1815, Page 151, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

12. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:  
Purpose: Road  
Recorded: December 18, 1975, Book 2036, Page 201, of Official Records

Reference is made to said document for full particulars.

The effect of a Quitclaim Deed from Anthony Santos, et ux. to Richard E. Cherry, et ux., recorded February 10, 1976 in Book 2047, Page 221, Butte County Records.

13. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company  
Purpose: Electrical facilities  
Recorded: October 4, 1978, Book 2331, Page 94, of Official Records

Reference is made to said document for full particulars.

14. **Matters** contained in that certain document entitled "Notice of Consent to Use Land" dated , recorded February 25, 1981, Book 2597, Page 676, of Official Records.

Reference is hereby made to said document for full particulars.

15. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on April 3, 1985 in Book 96 of Maps, at Page 60.

16. **Easements**, setback lines and notes as shown or dedicated on that certain Parcel Map, filed June 5, 1992 in Book 125 of Maps, at Page 84.

17. **Matters** contained in that certain Road Maintenance Agreement executed by John Louis Cherry and Diane Lois Cherry which document, among other things, may provide for liens and charges.

Recorded: June 5, 1992, Instrument No. 92-024914, of Official Records

18. **Matters** contained in that certain document entitled "Declaration of Water Easement and Maintenance Agreement" dated December 28, 1992, executed by and between Richard E. Cherry, et al. and John Louis Cherry, as Trustee of the John Louis Cherry Trust of January 10, 1992 recorded March 2, 1993, Instrument No. 93-008389, of Official Records.

Reference is hereby made to said document for full particulars.

19. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Richard E. Cherry, a married man, as his sole and separate property, et al.  
Purpose: Use and maintenance of existing water and utility lines  
Recorded: March 2, 1993, Instrument No. 93-008390, of Official Records  
Affects: Tract Two

Reference is made to said document for full particulars.



20. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Richard E. Cherry, a married man, as his sole and separate property, et al.  
Purpose: Non-exclusive easement (Ten Mile House Road)  
Recorded: March 2, 1993, Instrument No. 93-008390, of Official Records  
Affects: Tract Two

Reference is made to said document for full particulars.

21. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Richard Eugene Cherry and Peggy Harue Imai Revocable Trust dated October 4, 1993  
Purpose: Non-exclusive easement (Ten Mile House Road)  
Recorded: July 8, 1996, Instrument No. 96-025311, of Official Records  
Affects: Tract One

Reference is made to said document for full particulars.

22. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on July 16, 1998 in Book 145 of Maps, at Page 21.

23. **Matters** contained in that certain Agricultural Statement of Acknowledgment which provides for, among other things, that the herein described property may be subject to inconveniences or discomfort arising from necessary farm operations.

Recorded: December 31, 2007, Instrument No. 2007-0060036, of Official Records

Reference is made to said document for full particulars.

Affects: Tract Two

24. **A deed of trust** to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount: \$262,500.00  
Dated: January 22, 2010  
Trustor: Jeffrey D. Mott and Patricia H. Mott, husband and wife, as joint tenants  
Trustee: Mid Valley Title  
Beneficiary: Mortgage Electronic Registration Systems, Inc.  
Loan No.: 1971250  
Recorded: January 28, 2010, Instrument No. 2010-0002800, of Official Records

Affects: Tract Two

- 25. The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

- 26. This Company will require** the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below.

Corporation: Northern California Regional Land Trust,

- (a) A copy of the corporation By-Laws and Articles of Incorporation.
- (b) An original or certified copy of the Resolution authorizing the transaction contemplated herein.
- (c) If the Articles and/or By-Laws require approval by a "parent" organization, a copy of the Articles and By-Laws of the parent.

The right is reserved to add requirements or additional items after completion of such review.

### END OF ITEMS

- Note 1.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.:	056-390-036-000
Fiscal Year:	2009 - 2010
1st Installment:	\$587.28
2nd Installment:	\$587.28
Exemption:	None shown
Land:	\$108,504.00
Improvements:	\$0.00
Code Area:	062-018

**Note 2.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 056-390-037-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$1,686.22  
2nd Installment: \$1,686.22  
Exemption: \$7,000.00 Homeowners  
Land: \$107,438.00  
Improvements: \$211,960.00  
Code Area: 062-018

**Note 3.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 056-390-037-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$107.53  
2nd Installment: \$107.53  
Exemption: None shown  
Land: \$0.00  
Improvements: \$0.00  
Code Area: 062-018

**Note 4.** The name(s) of the buyer(s) furnished with this application for Title Insurance is/are:

Northern California Regional Land Trust

If these names are incorrect, incomplete or misspelled, please notify the Company.

**Note 5.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

**Note 6.** The charge for a policy of title insurance, when issued through this title order, will be based on the Basic (not Short-Term) Title Insurance Rate.

**Note 7.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

**Note 8.** Wiring instructions for Fidelity National Title Company of California, Chico, CA, are as follows:

Receiving Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823-6340
ABA Routing No.:	026009593
Credit Account Name:	Fidelity National Title Company of California - Chico 505 Wall Street, Chico, CA 95928
Credit Account No.:	12359-19421
Escrow No.:	10- <b>225454</b> -BG

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Fidelity National Title Company of California. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

**Note 9.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

**END OF NOTES**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF BUTTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**Parcel I:**

Parcel 1, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

**Parcel II:**

A right of way for road and public utility purposes over a strip 60 feet in width, lying 30 feet on each side of a centerline of an existing road in said Section 31 and said Section 36 and together with a right of way for road and public utility purposes over a strip of land 60 feet in width lying 30 feet on each side of a centerline of an existing road, extending westerly through Section 36, Township 23 North, Range 2 East, M.D.B. & M., to a point on the Easterly boundary line of Humboldt Road.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

**Parcel III:**

A non-exclusive easement, known as Ten Mile House Road, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

**Parcel IV:**

A non-exclusive public easement for ingress and egress known as Ten Mile House Trail over Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on October 27, 1980, in Book 79 of Maps, at Page(s) 53.

APN: 056-390-035-000

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Water rights, claims or title to water**, whether or not disclosed by the public records.
4. **The right** of the people to fish upon said land as reserved in the Patent from the State of California,  
Recorded: November 17, 1920, Book I, Page 20, of Patents

Reference is made to said document for full particulars.

5. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;  
Purpose: Existing road  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

6. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;  
Purpose: Ingress and egress to a spring  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

7. **Matters** contained in that certain document entitled "Grant Deed" dated July 13, 1964, executed by N. Anchor Christensen and Mabel Christensen, his wife recorded July 29, 1964, Book 1327, Page 284, of Official Records, which document, among other things, contains or provides for: reservation by the grantors named above of hunting and fishing privileges for themselves and members of their families.

Reference is hereby made to said document for full particulars.

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Existing road  
Recorded: February 6, 1973, Book 1815, Page 151, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

9. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:  
Purpose: Road  
Recorded: December 18, 1975, Book 2036, Page 201, of Official Records

Reference is made to said document for full particulars.

The effect of a Quitclaim Deed from Anthony Santos, et ux. to Richard E. Cherry, et ux., recorded February 10, 1976 in Book 2047, Page 221, Butte County Records.

10. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company  
Purpose: Electrical facilities  
Recorded: October 4, 1978, Book 2331, Page 94, of Official Records

Reference is made to said document for full particulars.

11. **Matters** contained in that certain document entitled "Notice of Consent to Use Land" dated , recorded February 25, 1981, Book 2597, Page 676, of Official Records.

Reference is hereby made to said document for full particulars.



12. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on April 3, 1985 in Book 96 of Maps, at Page 60.
13. **Easements**, setback lines and notes as shown or dedicated on that certain Parcel Map, filed June 5, 1992 in Book 125 of Maps, at Page 84.
14. **Matters** contained in that certain Road Maintenance Agreement executed by John Louis Cherry and Diane Lois Cherry which document, among other things, may provide for liens and charges.
- Recorded: June 5, 1992, Instrument No. 92-024914, of Official Records
15. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;
- Reserved by: Richard E. Cherry, a married man, et al.  
Purpose: Non-exclusive easement (Ten Mile House Road)  
Recorded: January 6, 1993, Instrument No. 93-000356, of Official Records
- Reference is made to said document for full particulars.
16. **Matters** contained in that certain Agricultural Statement of Acknowledgment which provides for, among other things, that the herein described property may be subject to inconveniences or discomfort arising from necessary farm operations.
- Recorded: August 10, 1994, Instrument No. 94-033662, of Official Records
- Reference is made to said document for full particulars.
17. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on July 16, 1998 in Book 145 of Maps, at Page 21.
18. **Please be advised** that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your Title Officer immediately for further review.
19. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

- 20. Any invalidity or defect** in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a **Trust Certification pursuant to California Probate Code Section 18100.5**. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

- 21. This Company will require** the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below.

Corporation: Northern California Regional Land Trust,

- (a) A copy of the corporation By-Laws and Articles of Incorporation.
- (b) An original or certified copy of the Resolution authorizing the transaction contemplated herein.
- (c) If the Articles and/or By-Laws require approval by a "parent" organization, a copy of the Articles and By-Laws of the parent.

The right is reserved to add requirements or additional items after completion of such review.

#### END OF ITEMS

- Note 1.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 056-390-035-000  
 Fiscal Year: 2009 - 2010  
 1st Installment: \$3,123.98  
 2nd Installment: \$3,123.98  
 Exemption: None shown  
 Land: \$213,181.00  
 Improvements: \$366,009.00  
 Code Area: 062-018

- Note 2.** The name(s) of the buyer(s) furnished with this application for Title Insurance is/are:

Northern California Regional Land Trust

If these names are incorrect, incomplete or misspelled, please notify the Company.

- Note 3.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

- Note 4.** The charge for a policy of title insurance, when issued through this title order, will be based on the Basic (not Short-Term) Title Insurance Rate.

**Note 5.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.

**Note 6.** Wiring instructions for Fidelity National Title Company of California, Chico, CA, are as follows:

Receiving Bank:	Bank of America 275 Valencia Blvd, 2nd Floor Brea, CA 92823-6340
ABA Routing No.:	026009593
Credit Account Name:	Fidelity National Title Company of California - Chico 505 Wall Street, Chico, CA 95928
Credit Account No.:	12359-19421
Escrow No.:	10- <b>225451</b> -BG

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Fidelity National Title Company of California. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

**Note 7.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

**END OF NOTES**

## LEGAL DESCRIPTION

### EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF BUTTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

Parcel I:

Parcel 2, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Parcel II:

A right of way for road and public utility purposes over a strip 60 feet in width, lying 30 feet on each side of a centerline of an existing road in said Section 31 and said Section 36 and together with a right of way for road and public utility purposes over a strip of land 60 feet in width lying 30 feet on each side of a centerline of an existing road, extending westerly through Section 36, Township 23 North, Range 2 East, M.D.B. & M., to a point on the Easterly boundary line of Humboldt Road.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel III:

A non-exclusive easement, known as Ten Mile House Road, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87.

Excepting therefrom all that portion lying within the bounds of Parcel I, described herein.

Parcel IV:

A non-exclusive public easement for ingress and egress known as Ten Mile House Trail over Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on October 27, 1980, in Book 79 of Maps, at Page(s) 53.

Parcel V:

Easements for the use and maintenance of existing water and utility lines and any and all appurtenances appertaining thereto, over portions of Parcel 3, as shown on that certain Parcel Map, recorded in the Office of the Recorder of the County of Butte, State of California, on June 5, 1992, in Book 125 of Maps, at Page(s) 84 thru 87, said easements being more specifically described in that certain "Declaration of Water Easement and Maintenance Agreement, recorded March 2, 1993, Instrument No. 93-008389, Butte County Records.

APN: 056-390-038-000

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Any adverse claim** based upon the assertion that:
  - a. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Little Chico Creek, or has been formed by accretion to any such portion.
4. **Rights and easements** for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Chico Creek.
5. **Any rights** in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.
6. **Water rights, claims or title to water**, whether or not disclosed by the public records.
7. **The right** of the people to fish upon said land as reserved in the Patent from the State of California,  
Recorded: November 17, 1920, Book I, Page 20, of Patents  
  
Reference is made to said document for full particulars.
8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Existing road  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

9. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Ingress and egress to a spring  
Recorded: July 29, 1964, Book 1327, Page 284, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

10. **Matters** contained in that certain document entitled "Grant Deed" dated July 13, 1964, executed by N. Anchor Christensen and Mabel Christensen, his wife recorded July 29, 1964, Book 1327, Page 284, of Official Records, which document, among other things, contains or provides for: reservation by the grantors named above of hunting and fishing privileges for themselves and members of their families.

Reference is hereby made to said document for full particulars.

11. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose: Existing road  
Recorded: February 6, 1973, Book 1815, Page 151, of Official Records

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

12. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:  
Purpose: Road  
Recorded: December 18, 1975, Book 2036, Page 201, of Official Records

Reference is made to said document for full particulars.

The effect of a Quitclaim Deed from Anthony Santos, et ux. to Richard E. Cherry, et ux., recorded February 10, 1976 in Book 2047, Page 221, Butte County Records.

13. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as granted in a document.

Granted to: Pacific Gas and Electric Company  
Purpose: Electrical facilities  
Recorded: October 4, 1978, Book 2331, Page 94, of Official Records

Reference is made to said document for full particulars.

14. **Matters** contained in that certain document entitled "Notice of Consent to Use Land" dated , recorded February 25, 1981, Book 2597, Page 676, of Official Records.

Reference is hereby made to said document for full particulars.

15. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on April 3, 1985 in Book 96 of Maps, at Page 60.

16. **Easements**, setback lines and notes as shown or dedicated on that certain Parcel Map, filed June 5, 1992 in Book 125 of Maps, at Page 84.

17. **Matters** contained in that certain Road Maintenance Agreement executed by John Louis Cherry and Diane Lois Cherry which document, among other things, may provide for liens and charges.

Recorded: June 5, 1992, Instrument No. 92-024914, of Official Records

18. **Matters** contained in that certain document entitled "Declaration of Water Easement and Maintenance Agreement" dated December 28, 1992, executed by and between Richard E. Cherry, et al. and John Louis Cherry, as Trustee of the John Louis Cherry Trust of January 10, 1992 recorded March 2, 1993, Instrument No. 93-008389, of Official Records.

Reference is hereby made to said document for full particulars.

19. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed on July 16, 1998 in Book 145 of Maps, at Page 21.

20. **Please be advised** that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your Title Officer immediately for further review.



- 21. The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

- 22. This Company will require** the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below.

- Corporation: Northern California Regional Land Trust,
- (a) A copy of the corporation By-Laws and Articles of Incorporation.
  - (b) An original or certified copy of the Resolution authorizing the transaction contemplated herein.
  - (c) If the Articles and/or By-Laws require approval by a "parent" organization, a copy of the Articles and By-Laws of the parent.

The right is reserved to add requirements or additional items after completion of such review.

#### END OF ITEMS

- Note 1.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 056-390-038-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$882.35  
2nd Installment: \$882.35  
Exemption: \$7,000.00 Homeowners  
Land: \$118,857.00  
Improvements: \$36,500.00  
Code Area: 062-018

- Note 2.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 056-390-038-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$76.89  
2nd Installment: \$76.89  
Exemption: None shown  
Land: \$0.00  
Improvements: \$0.00  
Code Area: 062-018

- Note 3.** The name(s) of the buyer(s) furnished with this application for Title Insurance is/are:  
  
Northern California Regional Land Trust  
  
If these names are incorrect, incomplete or misspelled, please notify the Company.
- Note 4.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.
- Note 5.** The charge for a policy of title insurance, when issued through this title order, will be based on the Basic (not Short-Term) Title Insurance Rate.
- Note 6.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.
- Note 7.** Wiring instructions for Fidelity National Title Company of California, Chico, CA, are as follows:
- |                      |   |
|----------------------|---|
| Receiving Bank:      | Bank of America<br>275 Valencia Blvd, 2nd Floor<br>Brea, CA 92823-6340                    |
| ABA Routing No.:     | 026009593   |
| Credit Account Name: | Fidelity National Title Company of California - Chico<br>505 Wall Street, Chico, CA 95928 |
| Credit Account No.:  | 12359-19421   |
| Escrow No.:          | 10-225455-BG  |
- These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Fidelity National Title Company of California. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.
- Note 8.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

**END OF NOTES**

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF BUTTE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

**Parcel One:**

A portion of the Southwest quarter of Section 30 and a portion of the Northwest quarter, Section 31, both in Township 23 North, Range 3 East, M.D.B. & M., and being more particularly described as follows:

Beginning at an iron pipe in the Southwest quarter of said Section 30 from which point the Southwest corner of said Section bears South 61°58' West 617.23 feet; thence from said point of beginning, South 1°48' East 2640.00 feet to an iron pipe; thence North 88°12' East 1320.00 feet to an iron pipe; thence North 1°48' West 2640.00 feet to an iron pipe; thence South 88°12' West 1320.00 feet to the point of beginning.

APN: 063-020-012-000

**Parcel Two:**

The Southwest quarter of Section 30, Township 23 North, Range 3 East, M.D.B. & M., and the Northwest quarter of Section 31, Township 23 North, Range 3 East, M.D.B. & M.

Excepting therefrom all that portion of Section 30 lying Northwesterly of the following described line:

Beginning at the center of said Section 30 and thence Southwesterly in a direct line to the Southwest corner of Lot 4, as shown on a Government Survey Map of said Section 30 and the end of said line.

Also excepting therefrom a portion of the Southwest quarter of Section 30 and a portion of the Northwest quarter, Section 31, both in Township 23 North, Range 3 East, M.D.B. & M., and being more particularly described as follows:

Beginning at an iron pipe in the Southwest quarter of said Section 30 from which point the Southwest corner of said Section bears South 61°58' West 617.23 feet; thence from said point of beginning, South 1°48' East 2640.00 feet to an iron pipe; thence North 88°12' East 1320.00 feet to an iron pipe; thence North 1°48' West 2640.00 feet to an iron pipe; thence South 88°12' West 1320.00 feet to the point of beginning.

APN: 063-020-051-000

APN: 063-020-012-000, 063-020-051-000

**AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:**

1. **Property taxes**, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2010-2011.
2. **The lien of supplemental taxes**, if any, assessed pursuant to the provisions of Chapter 3.5 (Commencing with Section 75) of the Revenue and Taxation code of the State of California.
3. **Any adverse claim** based upon the assertion that:
  - a. Some portion of said land has been created by artificial means, or has accreted to such portion so created.
  - b. Some portion of said land has been brought within the boundaries thereof by an avulsive movement of Little Chico Creek, or has been formed by accretion to any such portion.
4. **Rights and easements** for navigation and fishery which may exist over that portion of said land lying beneath the waters of Little Chico Creek.
5. **Any rights** in favor of the public which may exist on said land if said land or portions thereof are or were at any time used by the public.
6. **Water rights, claims or title to water**, whether or not disclosed by the public records.
7. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose:	Existing road
Recorded:	July 29, 1964, Book 1327, Page 284, of Official Records
Affects:	Parcel Two

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

8. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as set forth in a document;

Purpose:	Ingress and egress to a spring
Recorded:	July 29, 1964, Book 1327, Page 284, of Official Records
Affects:	Parcel Two

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

9. **Matters** contained in that certain document entitled "Grant Deed" dated July 13, 1964, executed by N. Anchor Christensen and Mabel Christensen, his wife recorded July 29, 1964, Book 1327, Page 284, of Official Records, which document, among other things, contains or provides for: reservation by the grantors named above of hunting and fishing privileges for themselves and members of their families.

Reference is hereby made to said document for full particulars.

Affects: Parcel Two

10. **Covenants and restrictions** imposed by a Land Conservation Contract executed pursuant to Section 51200 et seq. California Government Code.

Dated: February 27, 1974  
Executed by: Anthony Santos, et ux. and the County of Butte  
Recorded: February 28, 1974, Book 1892, Page 400, of Official Records  
Affects: Parcel Two

Affects: The herein described land and other land.

Said contract was amended by agreement

Dated: July 2, 1974  
Recorded: July 2, 1974, Book 1920, Page 581, of Official Records

11. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Anthony Santos and Jacqueline K. Santos, husband and wife  
Purpose: Road  
Recorded: December 19, 1975, Book 2036, Page 427, of Official Records  
Affects: Westerly portion of Parcel Two

Reference is made to said document for full particulars.

12. **Easement(s)** for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Anthony Santos and Jacqueline K. Santos, husband and wife  
Purpose: Use of an existing bridge over Little Chico Creek  
Recorded: December 19, 1975, Book 2036, Page 427, of Official Records  
Affects: Parcel Two

The exact location and extent of said easement is not disclosed of record.

Reference is made to said document for full particulars.

13. **Any rights, interest or claims** affecting said land which may exist or arise by reason of the any matter(s) that may be set forth and/or disclosed by a survey plat, filed July 16, 1998 in Book 145 of Maps at Page 21.
14. **Please be advised** that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact your Title Officer immediately for further review.
15. **The application** for title insurance was placed by reference to only a street address or tax identification number.

Based on our records, we believe that the description in this report covers the parcel requested, however, if the legal description is incorrect a new report must be prepared.

If the legal description is incorrect, in order to prevent delays, the seller/buyer/borrower must provide the Company and/or the settlement agent with the correct legal description intended to be the subject of this transaction.

16. **Any invalidity or defect** in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust, (or if their act is to be insured), this Company will require a **Trust Certification pursuant to California Probate Code Section 18100.5**. The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

17. **This Company will require** the following documents for review prior to the issuance of any title assurance predicated upon a conveyance or encumbrance by the corporation named below.

- |              |   |
|--------------|---|
| Corporation: | Northern California Regional Land Trust,  |
| (a)          | A copy of the corporation By-Laws and Articles of Incorporation.  |
| (b)          | An original or certified copy of the Resolution authorizing the transaction contemplated herein.                              |
| (c)          | If the Articles and/or By-Laws require approval by a "parent" organization, a copy of the Articles and By-Laws of the parent. |

The right is reserved to add requirements or additional items after completion of such review.

**END OF ITEMS**

**Note 1.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 063-020-012-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$592.01  
2nd Installment: \$592.01  
Exemption: None shown  
Land: \$77,171.00  
Improvements: \$31,341.00  
Personal Property: \$870.00 (OTHER)  
Code Area: 062-018

**Note 2.** Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:

Tax Identification No.: 063-020-051-000  
Fiscal Year: 2009 - 2010  
1st Installment: \$242.21  
2nd Installment: \$242.21  
Exemption: None shown  
Land: \$44,480.00  
Improvements: \$0.00  
Code Area: 062-018

**Note 3.** The name(s) of the buyer(s) furnished with this application for Title Insurance is/are:

Northern California Regional Land Trust

If these names are incorrect, incomplete or misspelled, please notify the Company.

**Note 4.** There are NO deeds affecting said land, recorded within twenty-four (24) months of the date of this report.

**Note 5.** The charge for a policy of title insurance, when issued through this title order, will be based on the Basic (not Short-Term) Title Insurance Rate.

**Note 6.** If a county recorder, title insurance company, escrow company, real estate broker, real estate agent or association provides a copy of a declaration, governing document or deed to any person, California law requires that the document provided shall include a statement regarding any unlawful restrictions. Said statement is to be in at least 14-point bold face type and may be stamped on the first page of any document provided or included as a cover page attached to the requested document. Should a party to this transaction request a copy of any document reported herein that fits this category, the statement is to be included in the manner described.



**Note 7.** Wiring instructions for Fidelity National Title Company of California, Chico, CA, are as follows:

Receiving Bank: Bank of America  
275 Valencia Blvd, 2nd Floor  
Brea, CA 92823-6340  
ABA Routing No.: 026009593  
Credit Account Name: Fidelity National Title Company of California - Chico  
505 Wall Street, Chico, CA 95928  
Credit Account No.: 12359-19421  
Escrow No.: 10-**225452**-BG

These wiring instructions are for this specific transaction involving the Title Department of the Rancho Cordova office of Fidelity National Title Company of California. These instructions therefore should not be used in other transactions without first verifying the information with our accounting department. It is imperative that the wire text be exactly as indicated. Any extraneous information may cause unnecessary delays in confirming the receipt of funds.

**Note 8.** Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of an agent, an authorized employee of the insured lender, or by using Bancserv or other approved third-party service. If the above requirements cannot be met, please call the company at the number provided in this report.

**END OF NOTES**



State of California - The Natural Resources Agency  
**DEPARTMENT OF FISH AND GAME**  
 North Central Region  
 629 Entler Ave Bldg 2 Suite 11/12  
 Chico, CA 95928  
<http://www.dfg.ca.gov>

**ARNOLD SCHWARZENEGGER**, Governor  
**JOHN McCAMMAN**, Director



September 9, 2010

Northern California Regional Land Trust  
 Jamison Watts, Executive Director  
 1167 East 3<sup>rd</sup> Avenue  
 Chico, CA 95926

Dear Jamison,

The Department of Fish and Game (DFG) supports the efforts of the Northern California Regional Land Trust (NCRLT) on the Little Chico Creek Linkage project in Butte County. Towards this end, we support the granting of conservation easements on this project.

We believe the Little Chico Creek Linkage Project is extremely important for the following reasons: (1) the three private parcels seeking conservation easements surround 120 acres owned by DFG. (2) this project supports and encourages voluntary, long-term private stewardship and conservation of California oak woodlands; and (3) this project prevents the conversion of rangeland, grazing land and grassland to nonagricultural uses by protecting the long-term sustainability of livestock grazing, and ensures the continued wildlife, water quality, watershed and open-space benefits to the State of California.

We look forward to this opportunity to partner with NCRLT. If you have further questions or comments, please contact me at (530) 895-4267

Sincerely,

Jenny Marr  
 Staff Environmental Scientist  
 Lands Committee

## LCCWG

Little Chico Creek Working Group  
P.O.Box 1611  
Chico, CA 95927

September 7, 2010

Northern California Regional Land Trust  
Jamison Watts, Executive Director  
1167 East 3<sup>rd</sup> Avenue  
Chico, CA 95926

Dear Jamison,

The Little Chico Creek Working Group (LCCWG) wishes to partner with the Northern California Regional Land Trust (NCRLT) on the Little Chico Creek Linkage project in Butte County. Towards this end, we support the granting of conservation easements on this project.

LCCWG is an organization made up entirely of landowners who own land within the Little Chico Creek watershed. LCCWG focuses on preserving the natural resources of Little Chico Creek, and serves as a forum for communication and group action within the Little Chico Creek watershed. Together with our state and federal resource managers, LCCWG has continued as a landowner driven organization to implement a watershed management strategy that maintains and improves watershed health. By working in a cooperative and organized manner, stakeholders help LCCWG identify local watershed needs and implement programs.

The Little Chico Creek Watershed Group was established in 1998 to preserve, protect, restore and enhance the ecological integrity and economic vitality of the Little Chico Creek Watershed through the cooperative effort of private citizens and public agencies.

We believe the Little Chico Creek Linkage Project is extremely important for the following reasons: (1) it supports and encourages voluntary, long-term private stewardship and conservation of California oak woodlands; and (2) it would prevent the conversion of rangeland, grazing land and grassland to nonagricultural uses by protecting the long-term sustainability of livestock grazing, and ensure the continued wildlife, water quality, watershed and open-space benefits to the State of California.

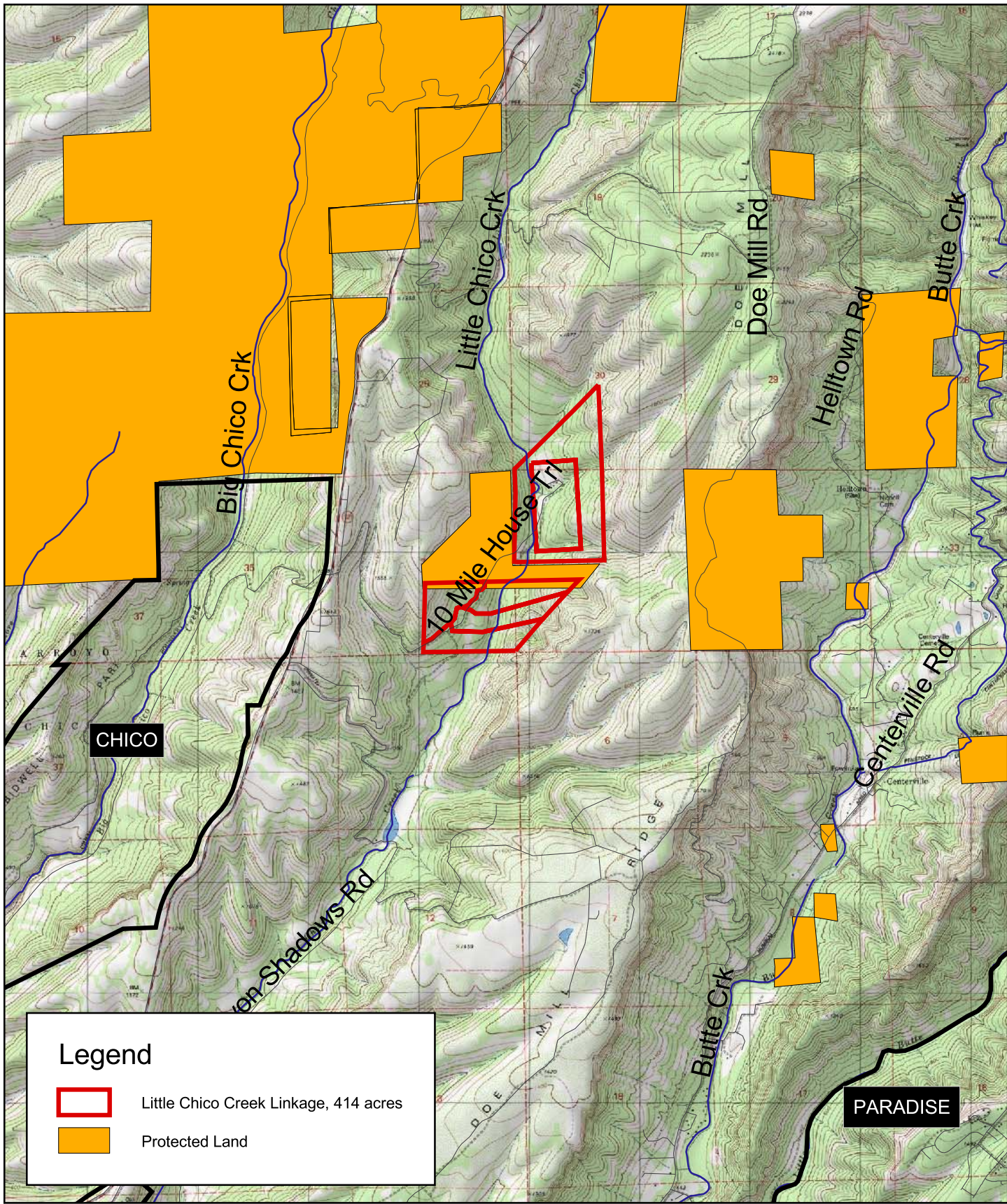
We look forward to this opportunity to partner with NCRLT. If you have further questions or comments, please contact me at (530) 828-4983.

Sincerely,





Ken Keller  
Coordinator  
Little Chico Creek Working Group





### Legend

-  Little Chico Creek Linkage, 414 acres
-  Protected Land



NORTHERN CALIFORNIA  
REGIONAL LAND TRUST



0 0.5 1 Miles

Date: 09/09/10  
Parcel Data: BCAG  
Prepared By: PD. Lackovic

## Little Chico Creek Linkage Proximity to Protected Land